

32 Victoria Ave, Pottsville, NSW 2489

Sold - 21/09/2021

House 3 2 2



## A Grand Slam Winner With Space And Style

From the very first impression, this lovingly maintained home, located in the popular coastal town of Pottsville, offers an outstanding opportunity for a variety of buyers - from young families, to retirees, to savvy investors.

With only two owners over the past twenty years, the care and consideration that has gone into every aspect of this home is evident in the extraordinary quality of the home.

The property needs nothing to be done, except move in, yet it also offers an outstanding opportunity to rejuvenate and modernise.

Soaring ceilings, an abundance of natural light and ventilation, a thoughtful floorplan, seamless flow between the spacious indoor and expansive outdoor spaces - this property has all the characteristics of a contemporary home, despite its vintage.

The care that has been taken by its owners shows in the wonderful condition of this three-bedroom, two-bathroom home which is structurally and functionally second to none. Solar hot water, ceiling fans and a spear bore for the garden add to the home's functional appeal.

From the street, the beautifully maintained exterior gives a hint of what is to come.

A welcoming entrance foyer is the starting point of a thoughtful floorplan which takes you directly to the huge kitchen with plenty of bench and storage space, and the family/media room. The formal lounge and dining areas, are also located off the main entry way.

The three spacious bedrooms, all with built-ins, the main with an ensuite are large, light-filled and breezy. And the sizeable main bathroom, features a separate toilet.

Sitting at the heart of the home is the wonderful al fresco area overlooking the enormous backyard which has the potential to add a pool, a shed or a vegetable garden. The al fresco area is sure to become a favourite place for every member of the family -perfect for enjoying a morning cup of tea, catching the afternoon breeze, entertaining, or simply enjoying a cold drink after a long day.

The property is located in a well-maintained, tree-lined street in the highly sought-after coastal town a Pottsville - known for packing a powerful real estate punch.

Despite being one of the regions most popular and trending locations, setting real estate sale records on a regular basis, Pottsville, located between Byron Bay

### Listed By

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