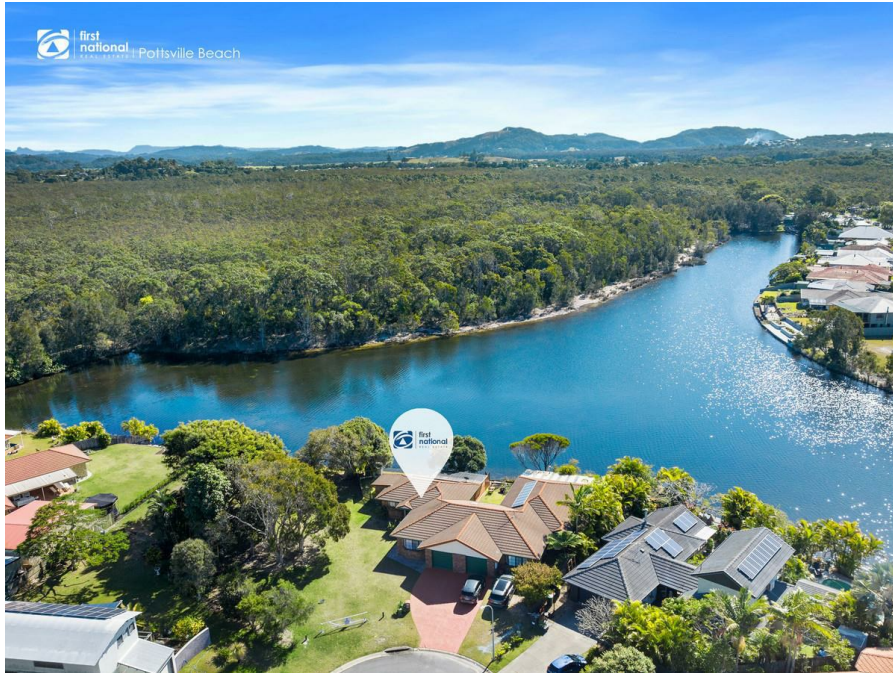


1/45 Edward Ave, Pottsville, NSW 2489

Sold - \$925,000

Duplex 2  1  1 



## Private Waterfront Paradise

Located at the end of a quiet cul-de-sac is this quaint duplex that only has 1 direct neighbour (which is the adjoining duplex), a large council-maintained reserve on the other side and is North facing onto the canal with stunning water views across to bushland reserve. This property takes privacy, aspect, and peace and quiet to a whole new level.

The property boasts 2 bedrooms, 1-bathroom, single lock up garage, and includes the following:

- North facing covered outdoor entertaining area and large backyard overlooking the canal
- Generous master bedroom with built-in-robies and bay window with daybed/built in seating
- 2nd bedroom has a built-in-robe and is situated across from the main bathroom with separate toilet
- Open plan living area boasts raked ceilings, reverse cycle A/C, and stunning water views
- Neat kitchen features walk-in pantry, breakfast bar and gas stove
- Large laundry and remote-controlled SLUG

The property is located close to the following amenities:

- Swimming area/access to the Pristine Estuary - 750m
- Bus Stop - 800m
- Shopping/Tavern Complex - 1400m
- Beach Access - 2000m
- Main Street shops, cafes, and restaurants - 2300m

In my opinion opportunities for a property like this that boasts privacy, tranquillity, Northerly aspect, waterfront, bush views, is adjoining parkland and in a quiet cul-de-sac are rarer than hen's teeth. I doubt another property with all these great features will come onto the market in Pottsville anytime soon.

Contact Oscar Van Megchelen for more information and to arrange your inspection.

**Open for Inspection**

By Appointment.

### Listed By

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