

**1/36 Royal Drive, Pottsville, NSW 2489**

**Duplex/Semi-detached For Sale**

Friday, 19 January 2024

1/36 Royal Drive, Pottsville, NSW 2489

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Shannon & Katie Kofoed

## SELLING | GUIDE \$975,000

**THE OPPORTUNITY** This tastefully renovated duplex located in Pottsville Waters most convenient locations is set to impress. With the ever increasing cost of building, the headache of managing trades and the time and energy required to implement any home improvement, an opportunity to purchase a property where this has already been done for you is one not to be missed.

**THE LAYOUT** With a practical, open plan living area, light filled interior and dreamy pool area, this highly functional floor plan promotes a smooth transition between an indoor/outdoor lifestyle. Entertain in style in the modern and functional kitchen that includes superior appliances, a stone top island bench and butlers pantry. Cook up a storm overlooking the pool area, whilst being in touch with the family from the adjacent living space and light filled dining room. The property enjoys the beautiful magnesium pool and surrounding area and is complimented by a private backyard with large separate shed. The home is immaculately presented, painted with a soft colour palette so the new owner only needs to move in and enjoy the lifestyle. Features of the property include:

- 3 Spacious bedrooms, Master bedroom with Air conditioner
- Family Bathroom Plus Guest Powder room
- Magnesium Pool
- Open plan living, dining & kitchen with plantation shutters
- Air conditioner in living room and ceiling fans throughout home.
- Entertainers Kitchen with huge butlers pantry and endless storage.
- 6 Kilowatt Solar System
- Fully fenced low maintenance grassed area, Garden shed
- Large parking bay with plenty room for your boat or caravan.

**THE LOCATION** An easy flat walk to Pottsville's picturesque creek and beaches or the villages esplanade of shops, cafes and all amenities including Foodworks supermarket, local pub and Catholic Primary School, convenience is a definite feature of life in this pocket of Pottsville. A home to suit owner occupiers, first home buyers and investors alike, don't miss out on this rare opportunity!