

12 Coogee Road, Point Clare, NSW 2250



Sold House

Sunday, 13 August 2023

12 Coogee Road, Point Clare, NSW 2250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 580 m2

Type: House



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\$1,300,000

Nestled in one of Point Clare's most prestigious streets, just a short walk from the waterfront, this immaculate family home boasts widespread appeal. With fresh paint and carpet and original bathroom and kitchen in excellent condition, the home is move in ready but still has plenty of potential to further renovate and add value. You can do so with confidence too, knowing you're buying in a prime location in a sought-after north-easterly aspect street, this is a rare opportunity to secure your dream family home. Perfectly positioned featuring:- A light-filled living and dining area with air-conditioning, flowing effortlessly through to the kitchen with a pantry for effortless entertainment. All spaces enjoying endless water views of the Brisbane Waters from every angle and opening onto the wide covered entertaining deck, overlooking the breathtaking panoramic water views.- 3 carpeted bedrooms, 2 with built-in wardrobes and the main bedroom boasts a sliding door that opens to a viewing deck where you can take in the beautiful scenery- A full three-way bathroom- Air conditioning- Newly installed carpeting, freshly painted throughout- NBN fibre to the premises for the fastest internet available On the lower level you'll find:- A welcoming foyer leading you into a flexible screened in downstairs with a toilet/laundry that could either be fully enclosed for more living space or utilised for a home gym, storage, or more open-air living. The space also has potential for hosting guests or teenagers, a home-based business, or working from home. Outside you'll find:- Fully fenced yard perfect for children and pets with low maintenance gardens- Double undercover carport with storage and parking spaces available in the driveway- A separate shed that can be used for storage of your garden equipment This home enjoys close proximity to:- The brand-new West Gosford Shopping Village with its amenities and popular eateries a mere 9 min drive away and Point Clare ALDI and its amenities a mere 3 minutes' drive away- The train station a mere 2 min drive or 9 min walk for those commuting to Sydney- M1 Motorway that is just a 12 min drive away, so with the new Northconnex tunnel you'll be in the midst of Sydney in well under an hour- The highly regarded Point Clare Public School - The beautiful Fagan's Bay's renowned waterfront cycleway and reserve- Some of the best beaches in the Central Coast, all between 15-30 minutes' drive away. The location of this home also offers you a relaxing coastal lifestyle where you can enjoy:- Cycling or strolling along the waterfront cycleway- Fishing, sailing, kayaking, or boating on the Brisbane Waters, all the way to either Gosford or Woy Woy- Nature walking trails in the Brisbane Water National Park Investors will be impressed with the strong rental returns on offer, with potential rental of \$650-\$700 per week for the home and an incredibly low local vacancy rate of around 1.4%. Demand for quality and affordable rental properties within a walk of all amenities is always strong in Point Clare and coupled with rising buyer demand, your investment should prove to be a sound one long term. A peaceful and idyllic family home, a sought-after location, offering a truly enviable lifestyle. We're sure you'll be impressed with what's on offer with this ideally located property! "We have obtained all information from sources we believe to be reliable, however, we cannot confirm its accuracy. Prospective buyers are advised to carry out their own investigations."