

**13 Balmoral Street, Pottsville, NSW 2489**



**House For Sale**

Friday, 2 February 2024

13 Balmoral Street, Pottsville, NSW 2489

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 803 m2**

**Type: House**



Oscar Van Megchelen  
0266761053

**\$1,675,000**

Positioned on a sprawling north facing 803m<sup>2</sup> waterfront block is this amazing home ready for one lucky buyer to call their own. The property features 4 bedrooms plus office/ 5th bedroom, 3 living areas, DLUG, stunning vistas over the water and plenty of bells and whistles included. The due north aspect provides plenty of natural light, warmth in winter and cool breezes in summer. The concrete landing on the water's edge is perfect for wetting a line, launching kayaks or a small boat, taking a dip in the sandy area, or just sitting enjoying drinks and watching the sunset. You are also located so close to the pristine Mooball Estuary which you can walk across on low tide which takes you over to the off-lead dog section of Black Rocks Beach.

- Master bedroom with large walk-through wardrobe with built in storage, generous ensuite with floor to ceiling tiles and a huge double shower.
- Tiled open plan living area with dining and living spaces, plus a central sunken lounge area.
- Stylish kitchen complete with stone benchtops, 2Pac cabinetry, walk-in-pantry, breakfast bar and double drawer dishwasher.
- Large rumpus room with built-in solid bar area with timber benchtop.
- Huge covered outdoor entertainment area, north facing looking out over the tidal canal.
- 3 additional bedrooms all with built-in robes with storage, plus the 5th bedroom/ office, share the 3-way main bathroom.
- DLUG with rear drive-thru garage to additional vehicle storage and 6mx3m shed.
- Large backyard with plenty of room for a pool, plenty of space in the front yard to create more fenced yard space or additional parking.
- Gated front entrance with courtyard and sitting area.

Other features include 16KW Daikin reverse cycle Ducted A/C, 9KW solar power system, Apricus Solar Hot Water service, garden and lawn watering system, remote control ceiling fans, LED downlights, plenty of storage, alarm system and large laundry. The spacious floor plan could also provide an opportunity to create dual living within the current roofline (subject to DA). The rumpus room could be closed off and made into a living space and make the bar into a kitchen. There is also plenty of space in the front yard that could be fenced off to create a yard and entertaining area as well as off street parking. Those changes along with the 3 bedrooms, 3-way bathroom and laundry with entry door, it could divide the house into a 3-bedroom unit at the front and a 2-bedroom waterfront home at the rear. The property is located close to the following amenities.

- Mooball Estuary – 250m
- Bus Stop – 250m
- Tavern and Shopping Complex – 950m
- Black Rocks Surf Beach – 1500m
- Main Street, Shops, Cafés, and restaurants – 1900m

Properties like this don't come up very often, don't miss your opportunity to become an owner of prime north facing to water real estate. Contact Oscar Van Megchelen for more information and to arrange an inspection.