

**15 Sunshine Drive, Point Clare, NSW 2250**



**Sold House**

Saturday, 19 August 2023

15 Sunshine Drive, Point Clare, NSW 2250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 486 m2**

**Type: House**



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**\$938,000**

Situated on a sunny level block, nearby both Brisbane Water National Park and the waterfront reserve parklands, this well positioned family home is the epitome of picture perfect. Boasting endless street appeal, and enjoying easy single level living, this home offers:- A welcoming living and dining area that flows effortlessly through to the kitchen and opens up onto a wide covered outdoor entertainment deck, perfectly capturing the gorgeous lush leafy surrounds of the Brisbane Water National Park- Modern galley style kitchen - 3 carpeted bedrooms, 2 with ceiling fans and built-in wardrobes- A full modern bathroom- Internal laundry with a sink and external access- Stylishly appointed throughout, with original polished timber floorboards, newly installed blinds, LED lights, new carpets in every bedroom and freshly painted inside- Solar panels for energy efficiency- NBN fibre to the premises for the fastest internet available Outside you'll enjoy:- A large covered entertainment deck that enjoys the peaceful and picturesque greenery of the Brisbane Water National Park- A fully fenced yard with an abundance of grass and easy to maintain gardens- A single lock up garage with a workshop that has external access- Ample parking spaces available in the driveway and off the street The detached studio offers:- A welcoming deck leading you into a spacious studio/bedroom with a wet bar, a bathroom and an entertainment deck. Popular for its close proximity to:- The brand-new West Gosford Shopping Village with its amenities and popular eateries- Local buses, giving you easy access to Point Clare train station a mere 3 mins away for those commuting to Sydney- M1 Motorway that is just a 10 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 parklands of Fagan's Bay 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 \$600-\$650 per week for the main home and \$250 per week for the studio, or \$750 as a whole. There is currently a very 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 may prove to be a sound one long term. A picture-perfect family home, offering easy single level living, a prime location and the potential to earn extra rental income. There truly is nothing left to want! "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."