

16A Collard Road, Point Clare, NSW 2250



Sold House

Saturday, 19 August 2023

16A Collard Road, Point Clare, NSW 2250

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 446 m2

Type: House



Lachlan Macdonald
0243246122



Andrew Macdonald
0415433957

\$610,000

Exceptionally well positioned in a highly desirable alcove in Point Clare, this neatly presented cottage combines a sense of total seclusion with every convenience just a short walk away. Offering significant potential and will appeal to astute owner occupiers and investors alike. Ready to move in immediately, but with a beautiful cottage design that would lend itself incredibly well to further updates and renovations down the track, this is definitely an opportunity that has the flexibility to fit any future plans. This perfectly positioned cottage home features:- A welcoming porch that invites you into the light-filled living and dining area, flowing effortlessly through to the functional kitchen with a pantry for effortless entertainment- 2 bedrooms, both boast built-in wardrobes- A bathroom with and a separate toilet or powder room- A laundry with a sink and external access- A linen cupboard for storage- Floating timber flooring in living area- Air-conditioning- NBN fibre to the premises for the fastest internet available Outside you'll find:- A fully fenced grassed area, perfect for children and pets to play with established low maintenance gardens- A large single lock-up garage with plenty of parking spaces available in the driveway This home enjoys close proximity to:- The brand-new West Gosford Shopping Village with its amenities and popular eateries a mere 6 min drive away and Point Clare ALDI and its amenities a mere 2 minutes drive away- The train station a mere 1 min drive or 13 min walk 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 Fagan's Bay's renowned waterfront cycleway and reserve- Some of the best beaches in the Central Coast, just around a 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 \$400-\$450 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 perfect position for first home buyers or investors, with great returns down the track, this is one of those opportunities that shouldn't be missed! "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."