

17/42-58 Ballina Street, Pottsville, NSW 2489

Townhouse For Sale

Saturday, 18 November 2023

17/42-58 Ballina Street, Pottsville, NSW 2489

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Shannon & Katie Kofoed

SELLING

THE LIFESTYLETHE LIFESTYLEThis contemporary 3-bedroom townhouse offers a convenient, low maintenance lifestyle and is an excellent opportunity to secure an entry level family home on the Tweed Coast. With a leafy north facing aspect, this tastefully appointed home is situated in the northern pocket of the 'Breezes' secure complex, overlooking farmland. With a multitude of play parks and sporting fields within a short walk, the estate is an exceptionally family friendly community. **THE LAYOUT**With one of the most practical and versatile layouts in the complex, this light filled home is laid out over two levels. The lower-level features a free flowing open plan from the kitchen to the living areas, with glass sliders leading to the outdoor entertaining courtyard. The kitchen includes ample storage space, with a large island bench / breakfast bar sitting opposite the oven and cooktop. Tucked behind the living area is a large, carpeted bedroom with mirrored robe, which is accompanied by a powder room and laundry. For those looking to live on a single level, some clever tweaking could merge the two areas to create a large downstairs bathroom, ensuring both practicality and convenience. Upstairs, there are two more generously proportioned bedrooms, with leafy outlooks, a main family bathroom & an ensuite + walk in robe complimenting the master. Completing the home is a double remote garage with under-stair storage, walk through side access gate and a fenced backyard patio area which provide direct and convenient access to Seabreeze boulevard, ensuring that guests have somewhere to park and the option to avoid entering the complex if you're just ducking home. Further inclusions: Carpeted bedrooms, stainless kitchen appliances, ceiling fans, fully screened throughout & a side access gate. **THE LOCATION**Located within a resort style complex, 'Breezes' has an Immaculately maintained grounds and internal footpaths which lead to the central lagoon style pool and a covered 'lanai area,' perfect for year-round entertaining. The master planned Seabreeze Estate features several Sporting Fields, play parks, a Day Care and a Fitness and swimming Centre. With wide streets and walking paths that run from the estate to the town centre, convenience is a distinguishing factor. The ease of access to both the village for all amenities, public transport at your door and the city centres of Tweed Heads/ Coolangatta to the North and Byron bay to the South, make this a fantastic proposition to either reside in or rent out. Currently tenanted on a permanent lease, there is existing and potential rental returns of \$640-\$660 per week. There is low Body Corporate of approximately \$64 per week, which includes water and council rates of approx.. \$2900 p.a. Make the call today to find out how you can capitalise on this excellent opportunity!