

**18 Grace Avenue, Point Clare, NSW 2250**



**House For Sale**

Sunday, 12 May 2024

18 Grace Avenue, Point Clare, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



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**\$1,050,000 - \$1,100,000**

Are you seeking a home that's move-in ready and exudes quality, elegance, functionality whilst being in a highly desirable location? 18 Grace Avenue, Point Clare has everything you've been looking for! The freshly painted exterior and roof, combined with the landscaped gardens and the abundant natural light throughout, all enhances the modern theme of this appealing property. Meticulous attention to detail has transformed this house into a truly exquisite home, don't let the opportunity to own this fantastic piece of real estate slip away. Your new home is waiting for you.

The living room is consisting of a beautifully designed bay window with custom cushions, plantation shutters and fitted storage. This space also has split system air conditioning for all year-round comfort and an interactive servery style feature breakfast bar that connects seamlessly to the kitchen and dining area. A custom-designed eat-in style kitchen showcases three beautiful skylights, a gas cooktop, and an electric Fisher Paykel oven. With a ducted range hood, plantation shutters, ample storage featuring soft-close drawers and cupboards, it offers convenience and elegance. Integrated Bosch dishwasher and a feature dual sink complete the modern amenities of this kitchen.

The bathroom is spacious and highlights a wall-hung dual vanity with soft close drawers, floor-to-ceiling tiles, and a freestanding bath, toilet and shower accompanied by a frameless shower screen.

An undercover entertaining area provides the perfect space for year-round enjoyment, overlooking the pool and backyard, a delightful setting for the whole family to enjoy.

Additional features:

- 3 Bedrooms all with ceiling fans, 2 with wardrobes and all with venetian blinds.
- External option for a home office or additional storage.
- LED down lights are positioned throughout the home all with a dimmer option.
- Oak veneer flooring in the communal spaces and carpet in the bedrooms.
- Internal Laundry room, space for both washer and dryer, built in storage with sink.
- Additional powder room with a second toilet and wall hung vanity.
- Single carport.

The Pool has a new lining, new coping, new pump and new filter.

The convenience of NBN Fibre to the Premises connected.

Distances to note:

- Point Clare Train Station, 1.5km approx
- Point Clare primary school, 1.4km approx
- Point Clare medical centre/chemist, 1.5km approx
- Point Clare Aldi, 1.6km approx
- Point Clare shopping precinct, 1.6km approx
- Fagan Park Oval, 200m approx
- West Gosford shopping centre 1.5km approx
- M1 Pacific Mwy, 6.2km approx

With many more features to be noted, do not miss the chance to arrange your viewing, contact Rachel Potter today on 0403 580 988, I look forward to hearing from you!

Disclaimer: Richardson & Wrench Umina Beach/Point Clare have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.