

2/94 Overall Drive, Pottsville, NSW 2489

LS

Sold Duplex/Semi-detached

Thursday, 19 October 2023

2/94 Overall Drive, Pottsville, NSW 2489

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Kristy Clear
0403713571



Leanne Morris
1300067177

\$1,400,000

Embrace the Easy-Care Coastal Lifestyle You've Longed For... The easy-care coastal haven you've longed for has arrived! Nestled across from the calm waters of Mooball Creek, and close to Pottsville Beach, this modern and airy villa delivers a blissful low-maintenance lifestyle. Spanning 212m² over two levels, an expansive kitchen, lounge and dining area with high ceilings throughout seamlessly embraces indoor-outdoor living. Bifold doors connect this light-filled hub with the alfresco terrace, while a built-in study nook is a handy extra. Two bedrooms with built-in robes and a stylish main bathroom also grace this lower level, with upstairs dedicated to the sophisticated master suite. Crowned by a vaulted ceiling and complemented by a spa ensuite, walk-in robe, and a private balcony with creek vistas, it's your haven of relaxation. Entertaining is easy, thanks to a covered alfresco terrace, plus a weather protection blind ensures you're able to enjoy this enticing outdoor space year-round. Settle in with an evening drink while listening to the soothing soundtrack of the ocean or enjoy hosting guests against a backdrop of tropical gardens. And, with established greenery and quality artificial grass in place, weekends are reserved for coastal adventures, not chores. A dream location, settle into a lifestyle that starts with a leisurely creek-side stroll or cycle, or perhaps a spot of fishing or kayaking. The waves of Pottsville Beach are also close, as are the delightful eateries and boutiques of this charming seaside village. Experience the peace, privacy and charm of this villa first-hand - arrange your inspection today.

Property Features you'll love:- Bright, modern and airy double-storey villa - Across from Mooball Creek, which flows parallel to Pottsville Beach- 212m² floorplan, private from villa one and protected from street noise - Expansive and open plan kitchen, living and dining area flows freely onto the alfresco terrace via bifold doors- High square set 2.7m ceilings downstairs- Kitchen includes gas cooking and island bench- Light-filled living and dining area enhanced with a built-in study nook - Sophisticated master suite with high-set vaulted ceiling, light-filled spa ensuite and walk-in robe - Master suite occupies entire top level and includes a balcony with creek views- Two lower level bedrooms with built-in robes- Covered alfresco terrace with weather protection blind, overlooks tropical gardens- Extremely low maintenance, thanks to quality artificial grass and established greenery - Double garage with storage and ample driveway space for parking and turning - Air-conditioning units to living room and master suite- Ceiling fans in all bedrooms- Gas hot water plus it's energy efficient - naturally cool in summer and warm in winter - High quality Bisazza tiles throughout- One of two villas, with no body corp fees and wonderful neighbours - Easy access to Mooball Creek, beach paths and coastal walking/cycling trails- Under 2km to delightful village eateries and boutiques

DISCLAIMER: We have used our best endeavours in preparing this information to ensure that the information contained therein is true and accurate. We accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to satisfy themselves and verify the information contained herein.