

# 2 Wild Duck Drive, Cams Wharf, NSW 2281



## House For Sale

Friday, 22 December 2023

2 Wild Duck Drive, Cams Wharf, NSW 2281

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## FOR SALE - Freestanding Frontline

With far fewer cottages ever built in Rafferty's Resort, they are very tightly held and come up for sale ever so rarely. These owners have enjoyed the property for years and years, with their own children, now bringing their grandchildren to enjoy the Lakeside Resort and all the magic it offers. Having bought a beautiful \$1.925M home on the resort grounds off us last year, they've finally decided it's time to give up their little patch of paradise, and let someone else have a turn. Their kids, and grandkids have loved running across the grass and down to the water's edge, to swim at Rafferty's sandy little beach, and the main resort pool. They've had great fun fishing off the jetty, and heading out on The Lake in Dad's boat, from Rafferty's private ramp, and they've spent endless weekends exploring the beautifully manicured 35 acres of waterfront reserve resort grounds. They've eaten their fair share of hot chips, ice creams and pizza, and a milk shake or 10 have certainly been guzzled down at the poolside cafe restaurant, while mum and dad, or and nan and pop, have relaxed and unwound, with a book, hat and sunnies, enjoying a chilled morning or afternoon by the pool. The kids have met so many little friends splashing around, and they've enjoyed exploring the other 3 resort pools too, the heated pool coming in especially handy, on cooler or rainy days. Kids love water and they love adventure, and there's plenty of both on hand at Rafferty's, letting them get off their iPads, away from their screens, TV and gaming. For a treat take them out on the Jet Buzz jet boat for a spin around the Lake and ocean too if it's a good day! Mum and Dad can enjoy a hit of tennis, at any one of the 4 courts on the resort grounds, while the kids are entertained in the neighbouring playground, or pool right next door. By now you can surely appreciate the attraction of Rafferty's Resort for families and retirees alike, So let's talk about what's special about the cottage itself. Firstly there are so few cottages at the resort. To our knowledge this is the only cottage with a return verandah, that sweeps around both sides of the property, giving it an almost Queenslander look, and far greater outdoor living and entertaining appeal. It's one of only a few cottages to boast a frontline position, picking up snippets of water view from inside and out on the deck. Unlike almost all other accommodation at Rafferty's the cottages are completely freestanding. Not attached to any neighbours, the current owners appreciated the sense of privacy, with other properties some distance away. They especially loved the outlook, with their entire, dual return verandah, overlooking the waterfront foreshore and leafy grounds. Beyond the one of a kind dual return verandahs, with their ample outdoor living spaces, and your choice of under cover lounging and dining options, there's also a private back courtyard, where you can soak up the winter sun and kick back and enjoy the summer sea breezes, in total privacy. Inside promises the beautiful soaring architectural ceiling lines, Rafferty's is known and loved for, with delicious genuine timber floorboards that never date and add that touch of class and sophistication. The living is open plan and spills off the open kitchen, to dining and lounging areas, that in turn roll out, to the gorgeous covered wrap around verandahs. The private courtyard effortlessly connects with the open living for easy flowing entertaining outdoors, front or back. Bedroom and bathroom options exist on both levels, up and down, so retirees can live on the ground floor, if stairs are an issue now or become an issue later. Appreciate a renovated bathroom and king size bedroom just across the hall, While upstairs promises 2 more king size bedrooms and another renovated bathroom for guests. The upstairs master suite enjoys substantial walk in robe space, where a single or double bed can be squeezed in to sleep more guests. A garage and visitor carparks nearby the courtyard make for easy owner and guests parking too. A real treat, you won't find another like it anywhere. - Enjoy ducted air conditioned lower & upper level living - Appreciate polished timber floorboards throughout - Love the wrap around verandah on both sides - Delight in lovely vistas out towards The Lake - Pick up Lake glimpses & leafy & lawn outlooks - Discover open plan living with soaring ceilings - Spilling off the kitchen to the wrap around decks - Easily accessed from the private rear courtyard - Bask in winter sun, summer breezes cool you down - Ground floor & upstairs king size master suites - Ground floor & upstairs renovated bathrooms - Lots of built in storage & a lock up garage as well - Tie best of the best, on the best spot ever So seize the day, snap up your waterfront reserve, resort lifestyle and grab this sweet spot, very much limited edition cottage as soon as you can. Big things are planned for the foreshore, get in on the ground floor before the resort goes off and prices soar ...