

**23 Wendy Drive, Point Clare, NSW 2250**



**House For Sale**

Monday, 6 November 2023

23 Wendy Drive, Point Clare, NSW 2250

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 527 m2**

**Type: House**



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## Auction

If you've been searching for a home you can truly make your own, a spacious floor plan that only needs cosmetic updates and not expensive major additions, situated in a sought after street, and with plenty of upside to add value, then you'll be excited to inspect 23 Wendy Drive. The home boasts rare features such as dual street access to the back yard, giving the potential for sheds, car accommodation or a secondary dwelling STCA, as well as a fully self-contained downstairs ideal for older children, guests, family or extra income. Downstairs offers:- 2 bedrooms, main with walk in robe and ensuite access to a bathroom.- A versatile storage room - Covered entertaining area- An internal laundry with external access- Single lock up garage with internal access and ample storage space- Plenty of parking available in the driveway and off the street at the rear On the first level of the home you'll find:- Kitchen, living and entertaining decks both front and rear that take in the leafy views.- 3 additional bedrooms, all with picturesque windows - Main bathroom- Linen cupboard for additional storage space- Timber flooring throughout Outside of the home you'll find:- Generous, fully fenced back yard- Double gate access to Nari Avenue at the rear- Peaceful natural surroundings. The location is a standout with both the peace and quiet of the street and the convenience that makes Point Clare so popular, enjoying close proximity to:- The brand-new West Gosford Shopping Village with its amenities and popular eateries a mere 4-minute drive away and Point Clare ALDI and its amenities also a 4-minute drive away- The train station a 4-minute drive away for those commuting to Sydney- M1 Motorway that is just a 7-minute 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- Playgrounds, parklands and sporting fields- Some of the best beaches in the Central Coast, just around a 20-30 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. This rare offering boasts significant potential and will appeal to astute owner occupiers and investors alike. You can choose how little or how much work you wish to do, safe in the knowledge that you would be hard pressed to overcapitalise in such a highly sought after location. Investors will be impressed with the strong rental returns on offer, either as one dwelling or as separate tenancies. 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 sought after location, offering the ultimate of accessibility and convenience and the potential to both add value and earn extra income. You don't want to let this opportunity pass you by! "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."