

# 25 Couche Crescent, Koolewong, NSW 2256

## House For Sale

Thursday, 11 April 2024



25 Couche Crescent, Koolewong, NSW 2256

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 761 m<sup>2</sup>

Type: House



Andrew Quilkey  
0421200330



Jessica Warren  
0483228944

## Auction

Nestled in a coveted waterfront setting, this remarkable property presents not one, but two exquisite 3-bedroom, 2-bathroom apartments, each offering awe-inspiring water vistas and unmatched serenity. A rare gem, this North-facing waterfront oasis sits on approximately 760sqm of level land, boasting a grand wide water frontage with a recently installed private jetty. The property's versatile layout allows for a seamless transformation into a spacious single residence, perfect for accommodating a large family, or it can remain as is to generate additional rental income. Currently occupied by long-term tenants, both units offer a sense of comfort and luxury. Highlighted features:- Dual occupancy approval- Absolute waterfront location with a pristine jetty- Expansive wide water frontage- Sprawling level block with direct access to the water's edge- Solid brick construction for enduring quality- Dual income potential with two 3-bedroom apartments featuring expansive entertaining decks- Convenient proximity to a local park, charming coffee shop, and nearby train station- Annual rental income of \$62,660- Just a short 10-minute drive to the M1 motorway and 5 minutes to Woy Woy CBD. Indulge in the allure of waterfront living and curate lasting memories in this picturesque haven. Seize the opportunity to claim this dream property as your own! Reach out to us today to arrange a private viewing and immerse yourself in the enchanting lifestyle of absolute waterfront living.