

26 Nioka Avenue, Point Clare, NSW 2250



House For Sale

Tuesday, 26 March 2024

26 Nioka Avenue, Point Clare, NSW 2250

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 822 m2

Type: House



Rachel Potter
0403580988



John Carey

Auction Unless Sold Prior

Auction 4th May 10am Onsite Unless Sold Prior Are you an investor looking at dual occupancy potential? Are you looking to build your dream home? Or simply looking for a home to add value to over time? This could be the property for you! Blocks of this size that have usable land in this area are rare and pose many opportunities for the new owner. Set in a location that has all your shopping, medical, public transport and the local primary school only around the corner, the location, the land and the view is a combination that is valuable and one to take advantage of. This is a property that you won't be able to gauge the full scope of the view unless you see it in person, so do not delay your inspection. Homes features include:- Large block, perfect if you are looking to renovate and extend, build a granny flat or knock down and build your dream home. (STCA)- 2 living areas as well as an additional sunroom, perfect for soaking up the water outlook.- High ceilings and ducted air conditioning throughout.- 2 generously sized bedrooms, one with built in wardrobes the other still has plenty of room if you wish to install your own. - Spacious kitchen with freestanding oven/stove and separate dining room. - The bathroom is equipped with vanity, shower and toilet. - Single drive through carport - Loads of storage under the house as well as a second toilet and the laundry.- The convenience of NBN already connected via a Fibre to the Premises connection. Distances to note:- Point Clare Train Station, 260m approx- Point Clare primary school, 450m approx- Point Clare medical centre/chemist, 300m approx- Point Clare Aldi, 160m approx- Point Clare shopping precinct, 160m approx- M1 Pacific Mwy, 7km approx Block Dimensions: - Total, 822sqm Approx- Front & Back Boundaries are 15m Approx- Depth, 55.85m to the north side boundary and 53.54m to the south Approx - Zoning, R2 With many more features to be noted don't miss your opportunity to get your hands on this great piece of real estate. 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.