

# 275 Coal Point Road, Coal Point, NSW 2283



## House For Sale

Monday, 18 March 2024

275 Coal Point Road, Coal Point, NSW 2283

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1588 m2

Type: House



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## Contact Agent

A substantial 1588sqm street-to-lake block housing a treasured three bedroom home with a four car garage, and its own private jetty, sliprails, and oversized boatshed, is a dream come true if you aspire for that idyllic lakefront lifestyle. Imagine waking up to the gentle lapping of water against the shore and stepping into your backyard to dive into a world of boating adventures, fishing escapades, and leisurely kayaking trips. And as the day winds down, there's nothing quite like soaking in the breathtaking sunset views with a cocktail in hand, a perfect end to an idyllic lakeside day. Packed with possibility and potential, your options here are as varied as the ripples on the lake's surface at dawn. You could wipe the slate clean and start again with the building of a luxury new home with all the bells and whistles and two storeys to maximise the lake views. If you love the charm and character of this treasured cottage, then consider a contemporary renovation and extension. Alternatively, you could maximise the block's value and consider popping a second dwelling up front. The lucky location is just 190m from Coal Point Public School and Wippi Reserve, and five minute drive into Toronto town centre for shopping and lakeside dining. Located just 80 minutes (118km) away from Sydney and 40 minutes (28km) from Newcastle CBD and beaches, this property is the epitome of position and potential. -? Impressive 23m absolute lake frontage -? Add instant appeal by stripping wallpaper, replacing floor coverings and updating the kitchen and bathroom spaces, second shower in laundry -? Spectacular water views over Catalina Bay to Rathmines -? Five minute drive to Toronto shops and lakeside dining -? 13 minute drive to the M1 and 80 minutes to the outskirts of Sydney at Wahroonga -? All building work is subject to approval from Lake Macquarie Council. Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery or Charlotte Nelmes today to secure your inspection. "The Waterfront Specialists" Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.