

**28 Nimbin Road, Koolewong, NSW 2256**



**Sold House**

Saturday, 19 August 2023

28 Nimbin Road, Koolewong, NSW 2256

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



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**\$801,000**

A haven nestled amongst serene natural surroundings with breathtaking views over the Brisbane Waters. Bordering a national park at the rear, this charming brick family home offers a peaceful and tranquil lifestyle that is hard to come by. Despite its idyllic location, this home is conveniently situated close to all the amenities you will need, including the train station a mere 5-minute walk away, ensuring that you don't have to sacrifice comfort for peace and quiet. This truly is a rare opportunity to enjoy the best of both worlds - a tranquil oasis with all the modern conveniences at your fingertips. This perfectly positioned elevated home features:- A welcoming foyer that leads you into the living and dining area that basks in natural light, flowing seamlessly into a generously sized kitchen, perfect for hosting gatherings with ease. The expansive family room provides ample space for relaxation and play, while all spaces enjoy endless water views of the magnificent Brisbane Waters- Wide covered entertaining balcony overlooking the breathtaking panoramic water views- 3 carpeted bedrooms, all with built-in wardrobes and picturesque windows- A full bathroom tiled floor to ceiling with separate toilet- A study nook, perfect for those working from home- A laundry with external access- A linen cupboard for storage- Air-conditioning- Newly installed carpeting, original wooden flooring, freshly painted throughout the home- NBN fibre to the premises for the fastest internet available - A single lock-up garage with high ceilings which is ideal for storage. Whilst you'd seldom realise it, this home enjoys close proximity to:- The brand-new West Gosford Shopping Village with its amenities and popular eateries a mere 11 minutes drive away and Point Clare ALDI and its amenities a mere 5 minutes drive away- The Koolewong train station a mere 5 minutes or 300 metre walk away for those commuting to Sydney- M1 Motorway that is just a 14 minutes 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- Couche Park and the popular Koolewong waterfront foreshore with the the local public jetty just minutes away- A short walk to Koolewong Marina- Some of the best beaches in the Central Coast, just around a 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. Investors will be impressed with the strong rental returns on offer and an incredibly low local vacancy rate of around 1.4%. Demand for quality and affordable rental properties within a walk of all amenities is always strong in Koolewong and coupled with rising buyer demand, your investment should prove to be a sound one long term. A private and spacious family home with the potential to renovate and add value, in an ideal location with breathtaking water views, you can't go wrong with this elevated brick home! "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."