

32 Buff Point Avenue, Buff Point, NSW 2262



House For Sale

Saturday, 4 May 2024

32 Buff Point Avenue, Buff Point, NSW 2262

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Matthew Thompson
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Daniel Christie
0401959608

Auction

Exciting value in Buff Point's most prestigious waterfront strip. Fresh, crisp interiors filled with natural light frame the most elevated & panoramic lake views the area has to offer. Designed with a focus on entertaining and a seamless flow from indoor to outdoor living, the smart layout considers the unbelievable view from each section of the home. Enjoy loads of creature comforts, with huge entry-way, timber flooring, air-conditioning and loads of off street parking. The enormous rear alfresco offers unmatched views, as does the impressive master suite. The remaining bedrooms are spacious, with huge built-in robes adding to the existing abundance of storage throughout. Minimal maintenance grounds, with easy access to the waterfront reserve & cycle-way which leads all the way to Budgewoi Shopping Village and further to the ocean. You'll love the lifestyle Buff Point offers, with access to all major amenities and leisure activities all on your doorstep, with highway and M1 access to Sydney & Newcastle only an approx. 6 minute drive away. Surrounded by quality homes, this is your opportunity to take advantage of the million dollar position with huge potential to move-in and enjoy, receive great returns from the lucrative Airbnb market or add value and create your future vision. ☑ Exceptional Value, Waterfront Reserve ☑ Incredible, elevated lake views ☑ Large open-plan living & dining ☑ Modern kitchen ☑ Master with ensuite & walk-in-robe ☑ Spacious remaining bedrooms with built-ins ☑ Impressive mudroom style entry-way ☑ Huge covered alfresco with panoramic views of Budgewoi Lake ☑ Timber flooring throughout ☑ Air-conditioning ☑ Easy access to the waterfront reserve & cycleway ☑ Stroll to Woodland Parkway Reserve ☑ Stroll to local shopping or Budgewoi Shopping Centre ☑ Walk along the bike path all the way to the ocean ☑ Short drive to schools & sporting fields ☑ Short drive to highway & M1 access to Sydney & Newcastle

Outgoings; Land Rates: Approx \$1772.50 per annum. Water Rates: Approx \$994.04 per annum. Land Area Approx 575sqm