

39 Royal Drive, Pottsville, NSW 2489

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House For Sale

Wednesday, 22 November 2023

39 Royal Drive, Pottsville, NSW 2489

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 756 m2

Type: House



For Sale By Owner NSW
0483902965

\$1,290,000 to \$1,360,000

Your perfect home has to be in the right location. Usually, you are unable to relocate a home but you can modify its structure, remodel it, or alter its layout. 39 Royal Drive Pottsville is a hard-to-beat location, walk to everything from this 4-bedroom ensuited home a short stroll from Mooball Creek, Pottsville Beach, St. Ambrose School, local shops and Tavern. Many moving to this location have recognized the potential and advantages of renovating, extending, or subdividing bringing new life to the area. You can enjoy quiet family times in the private garden or host gatherings in the spacious undercover outdoor setting. Pottsville Beach is a highly sought-after destination for many reasons, including its proximity to Byron Bay in the south and Gold Coast Airport to the north, each less than 30 minutes away by car. Closer still are the iconic destinations of Brunswick Heads, Ocean Shores, Kingscliff, Casuarina, Cabarita Beach and Hastings Point. This property offers the perfect combination of convenience and coastal charm. The Basics: House Built 1988, Extended 2002. Floor Size 189m² Land Size 757m², 4 bedrooms -master with ensuite, one bedroom has private outside access which would make it a great office or home business, pool with rustic shade structure, a double lock up garage, side access for the boat or van, a large undercover entertaining area overlooking the in-ground pool. The lush vegetation provides a living buffer against the elements, further enhancing the pet and wildlife-friendly aspects of the home. All fences have recently been replaced and the yard is fully enclosed. A new Certificate of Compliance for the pool has just been received and is current for 3 years. New compliance rules and the replacement of fencing required the removal of some vegetation providing a blank canvas for the next owners to landscape the area to their tastes. When the sun is shining the double solar system with 35 panels and twin 5kw inverters power the saltwater pool, heat pump hot water system and reverse cycle air-conditioning while still exporting significant power to the grid. High-efficiency LED bulbs light the home using minimal energy. Gardens are watered by an independent low-voltage solar-powered groundwater pump. The house was above the 2022 (and previous) flood waters. Functional improvements have more than paid for themselves - no payment for electricity since the first solar system was installed in 2016, and water costs are negligible. Seize the opportunity to shape your dream lifestyle on a generously sized block! Embrace the potential, embrace the space - this is your chance to transform a substantial piece of coastal paradise in the highly sought-after Pottsville into your ideal home. Take advantage of current low energy and water bills, set aside the savings and enjoy the amenities of the area while you begin planning for your future. In a year or two, bring in builders to make your dream a reality. We have purchased outside the region yet still work locally so are ready to go, but happy to stay. After almost 30 years in Pottsville, 10 of which in this house, we are somewhat reluctant to leave yet looking forward to new opportunities. Will consider offers within the quoted price range taking into account time frames and other factors. The Phone Code for this property is: 36635. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.