

# 4 Arrawarra Street, Pottsville, NSW 2489

## House For Sale

Thursday, 1 February 2024

4 Arrawarra Street, Pottsville, NSW 2489

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 639 m2**

**Type: House**



Shannon & Katie Kofoed

## SELLING | OFFERS WELCOME

**THE OPPORTUNITY** An affordable family home, in a family friendly estate that is close to town, parks, schools and the beach. Launching as one of, if not the best value homes in the current market, this 3 bedroom + Study house offers practicality and versatility with 2 bathrooms, a 2 car garage, expansive outdoor entertaining, multiple living areas and a large master suite. An absolute must to consider for investors, first home buyers, down sizers and families, don't miss your shot at this exceptional opportunity. Currently tenanted until March 2024 with fantastic tenants that would be happy to stay, the options are there if you want to live-in or invest.

**THE LAYOUT** Centrally located in Seabreeze Estate, this spacious 3-bedroom home makes an immediate statement upon entry. High ceilings stretch down the entry hall flanked by the master suite and double garage opening into a large family room. To one side, a flexy lounge room offers possibilities for a 4th bedroom whilst still leaving the main lounge, secondary living and small dining. The kitchen separates the two lounge rooms, with a large island bench / breakfast bar looking over the back and side entertaining decks, laws and gardens. Light and bright, glass doors and windows run almost the entirety of the family rooms creating connectivity for internal and external entertaining, ideal for keeping an eye on little ones playing outside. The second and third bedrooms are separated by the laundry, family bathroom with bath and separate toilet in a spacious and practical arrangement. At the front of the house, away from the rest of the rooms sits the impressive master suite. An expansive main bedroom overlooks the front garden and offers a walk in robe and ensuite. A practical parents retreat, this area is ideally located for family living where mum and or dad can hide away for a little solitude. Outside, the wrap around entertaining deck wraps around the house providing multiple seating spaces both covered and uncovered, offer spaces both in and out of the sun throughout the day whilst the fully fenced yard is low maintenance, private has side access and has plenty of space for a boat or caravan and even those wanting a pool. Other features including high ceilings, air conditioning, ceiling fans and stainless steel appliances further the value of this 18 year old Metricon home. A great option for growing families, there is plenty of scope to make this home your own with some finishing touches. Be sure to arrange a time to view this exceptional value home.

**THE LOCATION** Located just West of the village centre, Seabreeze Estate offers a litany of parks, playgrounds and sporting fields, connected by walking tracks which meander throughout the estate to the village, creek and beach. Off the main thoroughfares, Arrawarra Street is a particularly safe, family friendly street with convenient access to the Village gym, Pool and Day Care Centre. Popular amongst young families, the estate is home to a community of children often seen playing in the streets, popping between houses and enjoying the many outdoor activities throughout the estate. The local village is just a 5 minute drive, and Byron or Tweed Heads and Coolangatta Airport are within 30 minutes. A safe, affordable option for families wanting to enjoy the coastal lifestyle, don't miss this opportunity to secure an entry level family home.