

49 Ilford Avenue, Buttaba, NSW 2283

House For Sale

Thursday, 21 March 2024



49 Ilford Avenue, Buttaba, NSW 2283

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 978 m2

Type: House



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Contact Agent

Imagine an absolute waterfront lifestyle with your own private jetty and space to moor your 40ft cruiser, with a 1.2m draft all year round. Picture yourself casting a line into the lake and pulling out a fish or crab for dinner straight from your own backyard. Enjoy the convenience of deep water access with a slipway and winch with trolley suitable to launch your boat, tinny, or jet ski making every day an adventure. Welcome to this brilliant opportunity at 49 Ilford Avenue. Currently on site is a three bedroom, two bathroom lakeside home, that's more than comfortable to live in either permanently or for weekend get-aways. The prime 978sqm elevated parcel of land on Eraring Bay comes DA approved for the construction of a stunning new home. Say goodbye to the hassles of navigating council approvals. Your new waterfront block is ready and waiting – just assemble your team and start capitalising on the lakeside lifestyle you've always dreamed of, if desired. Perfectly positioned for family fun, you'll have easy access to lakeside parks, playgrounds, and bushland reserves. You're conveniently close to an assortment of shops, dining, and schools in both Rathmines and Toronto. This waterfront property in a superb lifestyle location is an opportunity not to be missed.

- Classic three bedroom lakeside cottage on 978sqm block with north-south aspect
- Stamped plans for knock down rebuild are available on request
- Wide 18.5m frontage to the waterfront (approx.)
- Power and water to jetty with deep water access, electric winch and rails
- Large living room opening onto deck overlooking the lake
- 1km to Arcadia Vale Public School, 9.3km to Toronto High
- Only 5km by water direct to Swansea channel
- Rathmines – 5 mins, Toronto – 9 mins, Morisset Station - 14 mins, Newcastle or Hunter Valley 50 mins, Sydney 80 mins

Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery 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.