

5/12 Hampton Court, Pottsville, NSW 2489

Sold Townhouse

Sunday, 13 August 2023

5/12 Hampton Court, Pottsville, NSW 2489

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Shannon & Katie Kofoed

Contact agent

If there is one attribute that outlasts any ebbs and flows in the property market it is location. Location is the foundation of property value, whether it is proximity to a beach, a creek, a school, medical amenities, local places of interest or a village precinct. Proximity to one of these attributes alone would be beneficial to a property owner, so when you start stacking one on top of the other it is difficult to argue the value of the location at 5/12 Hampton Court. This is based on position alone, however when you add to that the practicality of a well maintained 3 bedroom 2 bathroom townhome positioned as the bookend of the small complex there is a genuine opportunity available for an astute buyer. Whether you are a first home buyers, investor or even those looking to downsize their mortgage to free up some lifestyle, this is a property worth your consideration. Spread across 2 levels, upstairs offers 3 generous carpeted bedrooms, each with built in robes whilst 2 have ceiling fans. The master bedroom which is a great size, enjoys an easterly aspect across the parkland to the creek and the practical bathroom is spacious with a bath, shower and separate toilet. Downstairs you are greeted with an open plan kitchen and living area which opens out to the east facing courtyard and covered entertaining area. Just behind the kitchen sits the laundry / second bathroom which has a toilet and shower and has been cleverly designed with side entry to provide access to the outdoor utility area - perfect for line drying space. Rounding up the feature list is the garden shed for extra storage to compliment the single lock up garage which has internal access to the living area. Beyond the structural features, there are stainless steel appliances, and interior finishes feature a neutral colour palette that is consistent throughout the home, making it the perfect foundation for some personal touches or modernisation. This is an extremely practical home, in an exceptional location, with a very reasonable price tag. Tenanted until mid august, with a current rent of \$580pw and very low BC fees of just \$35.57pw, the option exists to maintain the tenants or move in. The choice is yours.