

# 8 Toshack Place, Pottsville, NSW 2489

## Sold House

Wednesday, 17 April 2024

8 Toshack Place, Pottsville, NSW 2489

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 779 m2

Type: House



Shannon & Katie Kofoed

## Contact agent

**THE OPPORTUNITY** This beautiful, practical, family home sits in a quiet cul-de-sac street, bordering reserve in Black Rocks Estate. Featuring 4 bedrooms, 2 bathrooms, open plan light filled living, a secondary lounge / media room and a double lock up garage, the home is ideal for family living. Laid out over a 779m<sup>2</sup> block, the home is oriented to the north east, capturing plenty of light on the expansive lawn and pool area.

**THE LAYOUT** This exceptionally practical family home features four large bedrooms, 2 bathrooms and an oversized double lock up garage. Designed for indoor and outdoor connectivity, the home flows seamlessly throughout the living area to the outdoor entertaining and pool areas. Positioned thoughtfully on the large rectangle block, the home and entertaining areas are draped in natural light, making the most of the north easterly aspect. The practical kitchen design features a Caesarstone island bench, breakfast bar with integrated sink, whilst the opposing wall homes smeg appliances, induction cooktop, plumbed double fridge space and a walk behind pantry to ensure that everything has its place. The light and bright lounge and dining areas accompany the kitchen in the open plan living area and are complimented by a separate media room, which can be closed off by solid timber doors, making the perfect room for kids to enjoy, whilst entertaining. The insulated undercover entertaining area is accessed through glass stacker doors and is the perfect place to dine and entertain through the warmer months and the heat pump attached to the pool filter will guarantee the pool gets plenty of use year-round. Tucked behind the media room, the master bedroom features a study nook, walk in robe and ensuite providing the perfect parents retreat, away from the other bedrooms. On the other side of the house, the 3 other bedrooms have built in robes and hidden ceiling fans. Both the ensuite and main bathroom have walk in showers (No glass to clean!) and the family bathroom also features a bath and separate toilet. Other features throughout the home are bamboo flooring, zoned ducted air conditioning, solar hot water, solar electricity and a David Trubridge designed pendant light sitting over the Caesarstone dining table. The oversized garage spans 6.8m x 7.5m and there is side access and 15 amp power on the side of the house, perfect for a boat or caravan.

**THE LOCATION** Located in the final stage of Black Rocks Estate, 8 Toshack place sits opposite the nature reserve and enjoys convenient access to recreational fields and walking tracks which border the estate and meander along the creek to the beach. Along the way there is creek access for your kayak / canoe (4.5 minute walk) the black rock bridge (6 minute walk) and the beautiful black rock beach (9 minute walk). Just minutes from the cafes, convenience stores and boutique shops of the Village Centre, and within 30-40 mins of both Byron and the Gold Coast, the Northern Rivers, along with it's quality food, farm and beach culture will provide an enviable family lifestyle