

# 854 Pacific Highway, Niagara Park, NSW 2250

## Sold House

Friday, 1 September 2023

854 Pacific Highway, Niagara Park, NSW 2250

Bedrooms: 7

Bathrooms: 4

Parkings: 5

Area: 1752 m2

Type: House



Kieran Easton

0243856423

**\$925,000**

Presenting a dual occupancy package on a sun-drenched 1752m<sup>2</sup> parcel of land in a super convenient Niagara Park locale. The package offers two properties on a generous site. The main house is ready for further transformation. Having already weathered its share of storms, this property has seen essential updates, including a refreshed kitchen, new laminate flooring, and a fresh coat of paint upstairs. Beyond its main quarters, you'll find a modern, self-contained granny flat that presents versatile options. While there's room for further enhancement inside and out, the solid foundation and potential are undeniable. Bring your vision to unlock the endless potential. Suitable for an array of buyers: large extended, multigenerational families, and investors alike. This is truly a unique opportunity that doesn't come along often. Be ready to roll up your sleeves to uncover brilliant potential. Extreme value can be added here!

**Main house:-** Offering a solid brick and tile home generously portioned and set over two levels.- Five bedrooms in total, master with ensuite.- Three bathrooms: one functional and the other two needing major work.- Modern freshly updated kitchen offers crisp white cabinetry and beautiful stone benchtops with ample storage and bench space. New stainless-steel appliances were installed.- Multiple living areas over both levels offer great space for even the largest of families.- Lower level of the home offering: bedroom 5, open plan rumpus room, third bathroom, laundry and storeroom (all needing major works).- Pool needing major work or removal, whichever suits you best.- Large sliding gate at the side of the property provides access to the double garage at the rear of the home, offering internal access to the property.

**Granny Flat at the rear:-** Modern build with cladding and Colorbond finishings, offering fresh, light, and modern touches throughout. Driveway to the property with allocated parking at the door.- Two bedrooms in total, both with built-in robes.- Open plan living and dining.- Modern kitchen with crisp white cabinetry and beautiful stone benchtops with ample storage and bench space.- Fresh and naturally light bathroom with floor-to-ceiling tiles and combined laundry.- Front covered verandah overlooking the generously grassed and fully fenced area.- Open space with allocated parking areas for 3 vehicles at the door.

Everything you could need is close by, with this peaceful position being an easy walk to Lisarow Shopping Centre, trains, buses, and a selection of quality schools. Gosford CBD, waterfront, and hospital are also minutes away, while access to the M1 is within easy reach for those needing to travel to Sydney, Newcastle, or beyond. All the lifestyle benefits of the Coast await, with a half-hour radius taking you to the shopping mecca of Erina Fair, the University of Newcastle (Ourimbah campus), and a selection of beautiful beaches and bush walks. This one is a must-see for those buyers looking to roll up their sleeves and uncover the huge potential this property offers. For further details or to arrange a private inspection, call Jodie Walsh on 0424 914 364 or Kieran Easton on 0413 164 308.