

9 Edgewater Avenue, Green Point, NSW 2251

House For Sale

Thursday, 29 February 2024

9 Edgewater Avenue, Green Point, NSW 2251

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Damian Rutherford
0428914891

\$1,400,000 - \$1,500,000

This impeccably maintained original two storey brick and tile family home is offered for the first time in 30 years. Perfectly positioned amongst one of Green Point's premiere pockets, this incredibly spacious home boasts water views from 8 windows with a sunny north-facing rear aspect, situated moments to the waterfront reserve and boat ramp. A grand entry and wide staircase leads to the open plan formal living area and balcony. The home is set over 2 levels to capitalise on water views and spectacular sunsets whilst also presenting easy conversion options for separate accommodation for the savvy investor or dual living for the extended family. There are 4 sizeable bedrooms in total, 3 with water views!* Open plan formal living and dining area, air con and ceiling fan, flowing onto balcony* 4 bedrooms, all with double BIR's, ensuite off master bedroom * Lower level with 3 bedrooms, huge rumpus and main bathroom* Upper level with master bedroom, kitchen and family room plus additional powder room* Double garage with internal access* Additional off-street parking, ideal for boat and caravan* Solidly built, low maintenance easy care gardens* Close proximity to bus stop, schools and Green Point Shopping Village, walk to supermarket, restaurant and cafe* Also known as 9 Berry Ave
Land Size: 481sqm Rates: \$1,986.11pa Water: \$994.02 + usage Potential rental: \$850-900 pw