

# 11 Bolton Point Road, Bolton Point, NSW 2283

## House For Sale

Tuesday, 25 June 2024

**Avery**

11 Bolton Point Road, Bolton Point, NSW 2283

Bedrooms: 3

Bathrooms: 1

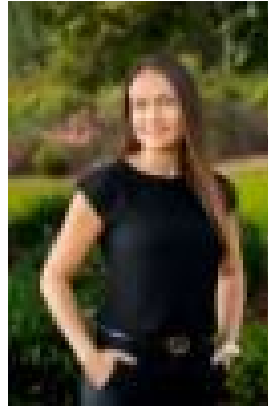
Parkings: 2

Area: 626 m<sup>2</sup>

Type: House



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## Auction

**Auction Location: Auction On-Site** Discover your potential new home at 11 Bolton Point Road, a residence nestled in the heart of Bolton Point, NSW 2283. Boasting three cosy bedrooms and a functional bathroom, this abode is perfectly suited for first-time buyers, young families, and retirees seeking a peaceful retreat. Set on a generous 626-square-metre block, the property presents a fantastic opportunity for those with a creative vision to renovate or construct their dream dwelling on this exceptional parcel of land. Imagine waking up to serene lakeviews every morning and unwinding on the alfresco balcony as the day draws to a close. The interior is graced with timeless timber floorboards and benefits from a split system air-conditioning unit, ensuring comfort throughout the seasons. The main bedroom features a handy built-in robe, while outside, you'll find a in-ground swimming pool, single garage, and additional carport, accommodating a total of two vehicles. Nestled on a tranquil street, this house is a mere 200 metres from the nearest bus stop, placing you on the main transport route for easy commuting. Whether you're looking to add your personal touch or create something entirely new, this prime location offers endless possibilities for a life filled with relaxation and convenience.

**Features:**

- Ideal for first-time buyers, young families, and retirees-
- Three cosy bedrooms-
- One functional bathroom-
- Generous 626-square-metre block-
- Opportunity for renovation or new construction-
- Serene lake views-
- Alfresco balcony-
- Timeless timber floorboards-
- Split system air-conditioning-
- Main bedroom with built-in robe-
- In-ground swimming pool-
- Single garage-
- Additional carport (total accommodation for two vehicles)-
- Tranquil street location-
- Only 200 metres from the nearest bus stop-
- Located on the main transport route-
- Endless possibilities for relaxation and convenience-
- 100m walk to the beautiful waterfront reserve -
- 7 minutes to Toronto Foreshore, Shops & Cafes.-
- 16 minutes to M1 Motor way -
- 35 minutes to Newcastle CBD

Avery Property Professionals are proud to present this beautiful home to the market. Please contact Craig Avery or Charlotte Nelmes today to secure your inspection. **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.