

**21 Bottlebrush Drive, Pottsville, NSW 2489**

**Raine&Horne.**

**House For Sale**

Monday, 18 March 2024

21 Bottlebrush Drive, Pottsville, NSW 2489

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 683 m2**

**Type: House**



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## Price Guide - \$1,050,000 - \$1,100,000

OPEN HOME THIS SATURDAY THE 04/05/2024 AT 10AM Bottlebrush Drive is a highly preferred street in the Koala Beach Estate. The elevated position offers views on both sides with a convenient location that is walking distance to the creek, beach, and primary school, in an extremely quiet environment. Picture yourself being perched amongst the abundant birdlife and the odd Koala or two in the tranquillity of your very own treehouse that offers, 3 bedrooms, open plan living and an alfresco deck that sits you in the heart of the flora and fauna, that is Koala Beach in a nutshell. From the ground floor up the tri-level home features the following • 2 car concrete slabbed parking spaces, 3x3 garden shed, additional underhoused storage. • 1st floor living areas that include, kitchen, gas cooking, dishwasher, designated dining, lounge. • Customary hardwood flooring in the kitchen/dining, plus 2 bedrooms and bathroom, alfresco? • Upper level, air-conditioned master bedroom with ensuite and walk in robe. All first home buyers, investors and property flippers should consider this home given the nature of the property and highly sought after location. Inspection by Appointment. For any additional information please contact Jamie Wilmen or Jesse Wilmen at Raine & Horne Pottsville/Cabarita Beach. **DISCLAIMER:** We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.