

**259 Coal Point Road, Coal Point, NSW, 2283**

**Avery**

**House For Sale**

Tuesday, 3 September 2024

259 Coal Point Road, Coal Point, NSW, 2283

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Craig Avery  
0249591677

## **Absolute Waterfront Land with Limitless Potential**

Seize the opportunity to construct your dream residence on this magnificent 850sqm absolute waterfront block in the blue-ribbon location of Coal Point. Currently hosting a one-bedroom residence and boatshed that has been converted to a weekender studio, this property is a canvas for your architectural aspirations. Immerse yourself in the serenity beside Whippy Reserve and indulge in the expansive water views across Catalina Bay.

With truly mesmerising positioning, offering panoramic water views towards Rathmines and Fishing Point. Revel in the stunning sunset displays, painting a serene backdrop for your ultimate waterfront retreat.

### Features:

- Absolute waterfront on a generous 850sqm block
- Existing dwellings offering immediate accommodation
- Panoramic water views towards Rathmines and Fishing Point
- Ideal setting for a luxurious new home (STCA)
- Tranquil location next to Whippy Reserve
- Experience breathtaking sunsets from your doorstep
- 100m walk to Coal Point Public School
- 1km from the Coal Point boat ramp
- Perfect for those seeking a waterfront lifestyle

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.

"The Waterfront Specialists"

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.