

**127 Overall Drive, Pottsville, NSW, 2489**



**House For Sale**

Tuesday, 5 November 2024

127 Overall Drive, Pottsville, NSW, 2489

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Oscar Van Megchelen  
0266761053

## **Black Rocks Family Home on Huge Waterfront Block**

Located in the prime Black Rocks Estate is this stunning split-level family home on a massive 988m<sup>2</sup> waterfront block of land featuring 4 bedrooms, 2 bathrooms, DLUG with drive-thru, study, multiple indoor and outdoor living spaces and plenty of room for extra vehicle or caravan storage. The property is in proximity through the rear gate to the direct access point onto Mooball Creek perfect for a swim or launch the tinny or kayak, and it's also a short walk to the stunning sands of Black Rocks Surf Beach.

The land itself is one of the largest blocks along the estuary side of Overall Drive and the central footprint of the home has created two large green spaces that could be utilised to add value, including the opportunity to create dual living, turning this property into a multi-income producing investment (STCA).

The huge 280m<sup>2</sup> fully fenced front yard could easily accommodate a tiny home/granny flat with its own street entrance and still leave room for extra vehicle parking (STCA).

The massive 300m<sup>2</sup> backyard has plenty of space for a large shed, resort style pool, tiny home/ granny flat, or possibly all 3 (STCA).

Features of the property include.

- Spacious carpeted lounge room with raked ceilings plus separate dining area near the kitchen
- Central kitchen featuring stone benchtops, breakfast bar and dishwasher
- New outdoor entertainment deck upstairs perfect for relaxing and overlooking the backyard and estuary front riparian zone.
- Ground level outdoor entertaining patio areas, some covered and some open with Northeasterly aspect.
- Stunning spacious upstairs master suite complete with huge walk-in wardrobe, ensuite with 2-person corner spa bath, access onto the outdoor entertaining deck
- Study nook and 3 other bedrooms are on the ground level and share the 3-way main bathroom.
- All bedrooms and living areas have reverse cycle AC units, 5mx3m garden shed, veggie garden, alarm system, intercom, 3kW solar power system, heaps of storage, ceiling fans throughout, ducted vacuum system.

Distance to following amenities.

- 20m to the Bus Stop
- 100m to Mooball Estuary water access
- 650m to the sand of Black Rocks Surf Beach
- 1500m to the Tavern and Shopping Complex

This amazing opportunity to purchase this split-level home on a huge 988m<sup>2</sup> riparian- waterfront block is presented for one savvy buyer to call their own. The lifestyle that this property has to offer is second to none with leisure options like swimming, fishing and surfing available so close, all year round.

Contact Oscar Van Megchelen for more information and to arrange your private viewing.