

**18 Edward Avenue, Kings Point, NSW, 2539**



**House For Sale**

Monday, 18 November 2024

18 Edward Avenue, Kings Point, NSW, 2539

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Kate Wise

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## **ROLL UP YOUR SLEEVES & REAP THE REWARDS!**

Located in picturesque Kings Point, on a leafy 898m<sup>2</sup> block, this three bedroom, two bathroom home offers loads of potential. Featuring vaulted ceilings and timber floors, the home offers three living areas and an elevated entertaining deck overlooking the inground pool!

Located on the entrance level is a living area with slate floors and glass sliding doors opening out onto the deck, overlooking the backyard. The master bedroom is also located on this level and includes a walk-in-robe and ensuite access. The ensuite with shower, toilet and vanity is also combined with the laundry to create the ideal mudroom.

On the second level is an open plan living and dining room that enjoys a pleasant outlook and loads of natural light. The kitchen includes electric appliances and a dishwasher. There is a second bedroom with BIR and the main bathroom with a shower over the corner bath, toilet, vanity and ample storage. Featuring Cypress timber flooring throughout this level and vaulted ceilings, there is scope here to create a really special space.

Head upstairs to the mezzanine loft to find the third living area, plenty of storage and a bedroom with beautiful views of the lake!

Kings Point offers direct access to the Burrill Lake waterways, a Ski-Club, pontoons for fishing, playground and picnic areas and is only a 10 minute drive to Ulladulla. The block of land is generous and there are three garden sheds as well as a water tank for the garden and topping up the pool.

If you have been searching for an opportunity to break into the property market and are willing to roll up your sleeves to undertake some renovations, then 18 Edward Avenue, Kings Point is definitely worthy of an inspection! Contact Kate Wise today on 0404 413 866 to arrange an early inspection before this opportunity passes you by!!

### Features:

- 898m<sup>2</sup> block with leafy outlook
- Lake views from the loft/mezzanine
- 3 bedrooms
- 2 bathrooms
- Covered entertaining area
- Above ground swimming pool with decking
- Timber floorboards
- Vaulted ceilings
- 600m to Ski Club & boat ramp
- Disclaimer - This property has been virtually styled