

510 Currawong Circuit, Cams Wharf, NSW, 2281

House For Sale

Wednesday, 20 November 2024

SOLD
REAL ESTATE

510 Currawong Circuit, Cams Wharf, NSW, 2281

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Team Sold

Almost Nothing Else Like it at Rafferty's, Deluxe Treetops Terrace, Plus Fully Self Contained & Leased, 1 Bedroom Studio Below - Pays All Outgoings!

Where else can you invest and live like you're on holidays 24/7 for less than what most villas or retirement village properties are selling for?

Award winning Rafferty's Resort promises 35 acres of waterfront reserve living, just 1 hour North of Hornby, and half an hour from Newcastle, it is the ultimate waterfront get away, with park like grounds, featuring a private boat ramp for owners and guests, jetty, 4 residents and guests swimming pools, and 4 tennis courts.

Boasting a beautiful wedding and functions venue now, big plans are afoot, with approvals in for a sizable hotel and waterfront restaurant tavern to be built in the not too distant future.

If you've ever eaten at 8 at Trinity on the other side of Lake Macquarie, you can appreciate how exciting this news is to tourists and residents alike.

Getting in on the ground floor, while prices are still very affordable makes absolute sense, because once this venue is up and running, who knows how much buying here will cost!

Whether you plan to live here permanently, like the current owner does, or you intend letting the property out on a permanent basis, or holiday basis, using it yourself sometimes, on occasions it's not rented, this particularly rare offering, is unlike almost any other property in the resort, with dual income capability, you can have your cake and eat it too!

The main event promises fresh and airy townhouse like living, with entry level, generous open plan lounge dining and kitchen. Unlike most deluxe treetops terraces, here the owner has added a toilet to the ground floor laundry, so there's no need to go upstairs when nature calls.

A lovely back deck off the open living, and a sunny private front porch, let you enjoy breakfast, lunch and dinner outside and under cover, chasing sun or shade, whatever is your preference and no matter what the season.

Head up top and discover 2 king size bedrooms, both complete with built in robes, their own ensuites and a lovely back deck, perfect for letting in the breeze.

Unlike most, this terrace is only 1 of 2, and it has no neighbour on the North East side of the property, making it feel far more open and light, but also more private too. The downstairs living and master suite, both enjoy more winter sun and better cool sea breezes in summer than most terraces.

Some terraces have no side windows at all, some only have South West facing windows, with only a few boasting being freestanding on their North East side, like this one.

So this terrace offers a ground floor toilet that many do not, it's freestanding on the North East with opening windows for sun and breezes, it is duplex in style, with just the 1 neighbour, and whilst all of these qualities are rare and super beneficial to whom ever buys this property, they're not the its most outstanding or unique feature!

This duplex style deluxe treetops terrace is extra special because it is actually 3 storey from the rear, originally featuring a large garage, which almost no other terrace offers.

While away traveling and not living in the property, at the suggestion of the owner's holiday letting company, the owner had the garage converted to a fully self contained 1 bedroom studio, which meant he could get far more holiday rental return.

Since moving back in on a permanent basis, the studio has been permanently let to a quiet, single working guy, who wants to stay on for at least another 12 months.

The rent this amazing tenant is paying covers the cost of the council rates, water rates, and the community levies, which cover insurance and maintenance of all of the grounds, pools, tennis courts and even includes putting your bins out and bringing them in for you as well!

In fact the owner still makes a tidy profit after costs, paying for holidays or upgrades at home.

If you let out the terrace as a holiday rental, you would be a long way ahead, and able to enjoy using the property yourself as well!

Having been owner occupied, and not in the rental pool for years with no maintenance being done like some others, this property is instead really well presented and very well maintained, but most importantly it is only one of 2 we know of that features a lettable second occupancy, a massive feature for weekender buyers, looking to maximise returns, and retirees looking to cover annual outgoings and have some traveling pocket money on top!

- Live, holiday or retire while generating a second income from downstairs studio
- Set away from the main function centre & resort pool, it's more quiet & private
- Yet you are right next to 1 of the 4 tennis courts & opposite 1 of the 4 resort pools
- It's just an easy stroll across the arboretum to the heated covered pool as well
- Dine on the grounds by the resort pool or stroll along the foreshore to Murrays
- Delight in the safety of the resort, where kids can wander & cycle free range
- Appreciate the open plan nature of the living with its ducted air & deck outlook
- Enjoy a kitchen with ample cupboard and bench space & abundant natural light
 - Love the white plantation shutters that feature throughout, upstairs & downstairs
 - Be thankful for the light & bright interior, which has been regularly painted
 - Likewise appreciate, modern plank style flooring throughout the lower level living
- No need for you or guests to rush upstairs after being out with a toilet downstairs
 - Notice that this terrace has only 1 neighbour & is freestanding to the North East
 - It's more private, more light & airy, gets much more winter sun & summer breezes
- Up top discover 2 king size bedrooms, both with built in robes & big ensuites
- Both bedrooms enjoy deck access, air conditioning and plantation shutters
 - Separately accessed studio with its own separate bedroom, bathroom & storage
 - Lovely open living features an open style kitchen & covered outdoor entertaining
 - Currently rented, you don't even know the tenant exists, you can't see or hear him
 - Covers all your council & water rates, community levies, with plenty left over too