



PROPERTY ADDRESS: 15 Bayside Drive, Green Point

Located off Avoca Drive

AUCTION

Land size	474sqm (18 & 3/4p)
Does this property have solar?	No
Have they renovated since purchase?	Yes, downstairs guest area has been modernised and full exterior of the property has been repainted, including driveway.
Is the property owner occupied?	Yes
What is the reason for sale?	Downsizing.
Is the cook top gas or electric?	Electric cooktop with wall mounted oven.
Is there any heating or cooling?	Ducted air conditioning – app controlled for convenience.
Is there NBN?	Yes
Is there any additional storage?	Build in robes to all bedrooms, under stair storage, excellent garage space for workshop or additional storage needs.
Pool – Heated? Salt/Chlorinated	N/A

KEY DETAILS:

Council Rates \$3,477pa

Water Rates \$1,185pa

Rental Return: \$950 - \$1,050pw

Additional Features:

- 15 Bayside Drive (**off Avoca Drive**) Green Point NSW 2251, direct easy access to property and all amenities including; Aldi, Green Point Shops and public transport.
- Two internal water tanks (in main garage) 4000 litres including electric pump for high pressure - pump connected to front and back of house.
- 4 whirly birds on roof for ventilation.
- Electric exterior shutters for all windows around the house, and internal plantation shutters.
- Five external light sensors around external of house.
- Remote controlled garage doors.
- Foxtel dish connections (upstairs and downstairs)
- Garden fully fenced in and child friendly.
- Pavements provide excellent tracks for small children and bicycles.
- Unique playground (directly outside back gates) on the reserve for children.

Local services

Nearest schools & catchment

Catchment Schools:

Woodport Public School

Erina High School

All Nearby:

Green Point Christian College

St Patrick's Catholic Primary School

Aspect Central Coast School, East Gosford

McGrath

Distance to the beach	9.7km – Terrigal Beach 10.8km – Avoca Beach 12.9km – Wamberal Beach
Distance to the Motorway	12.5km to M1 Motorway - Kariong
Distance to Train Station	7.1km to Gosford Station
Distance to Hospital	7.7km to Gosford Hospital
Distance to Shopping	350m – Aldi Green Point 1.7km – Green Point Shopping Village 4.4km – Erina Fair 4.6km – Kincumber Shopping Village

* All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. All distances and sizes are approximate.