



PROPERTY ADDRESS: 7 Rembrae Drive, Green Point

Price Guide \$1,600,000

Land size	550sqm (approx.)
Does this property have solar?	Yes, 16 Pannels
Have they renovated since purchase?	Laundry updated in 2019, Study and property cabinets 2019/2020, kitchen August 2025, new blackbutt flooring, new carpet and new internal paint throughout.
Is the property owner occupied?	Yes
What is the reason for sale?	Downsizing
Is the cook top gas or electric?	Gas 6 burner cooktop
Is there any heating or cooling?	Ducted air conditioning upstairs, ceiling fans in all rooms, split system air conditioning in living room and formal dining.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, large linen cupboards, walk in pantry, enormous under house storage.
Pool – Heated? Salt/Chlorinated	No pool not heating, it's a salt chlorinate pool
KEY DETAILS: Council Rates \$2,518pa Water Rates \$1,185pa Rental Appraisal: \$1,200 - \$1,250pw	Additional Features: • Home office features built in double work desk with bookcases for additional storage and functionality. • Kitchen and casual dining area features additional built in storage cabinets, breakfast bar, 4 gas cooktop burner and wall mounted oven and warming draw. • Extensive under house storage, workshop/man cave. • Under house rumpus room with heating, bar and private wine cellar. • Salt chlorine pool with rock waterfall, spa jets. • Outdoor gas outlet for BBQ or heating, outdoor double set power points. Additional Gas outlet I living room. • Drive through circular driveway offers ample of off-street parking and easy access to the entry and garage.

Local services

Nearest schools & catchment	Catchment Schools: Erina High School Woodport Public School Central Coast Adventist School Holy Cross Catholic Primary School Kincumber High School
Distance to the beach	9.3km – Terrigal Beach 13km – Avoca Beach 13.2km – Copacabana Beach

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Distance to the Motorway	12.1km to M1 Motorway - Kariong
Distance to Train Station	7.1km – Gosford Station
Distance to Shopping	1.3km – Green Point Shopping Village
	4.1km - Erina Fair

* 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.