

McGrath



PROPERTY ADDRESS: 9 Quattroville Place, Green Point

Price Guide \$1,750,000 - \$1,850,000

Land size	613sqm (approx.)
Does this property have solar?	No
Have they renovated since purchase?	Yes, Fully Updated internally & externally over 2 years.
Is the property owner occupied?	Yes
What is the reason for sale?	Downsizing
Is the cook top gas or electric?	Electric, and 900mm oven.
Is there any heating or cooling?	Ducted air conditioning upstairs, split system downstairs and ceilings fans throughout.
Is there NBN?	Yes
Is there any additional storage?	Built in robes to all bedrooms, linen cupboard on both levels and under stair storage.
Pool – Heated? Salt/Chlorinated	N/A

External

- Entire exterior of the home freshly painted
- Extensive landscaping transformed the gardens into a clean, fresh streetscape
- New planting of shrubs and garden beds throughout
- Brand new rear entertaining deck
- Additional deck under the clothesline (brand new and unused), positioned perfectly on the sunny north side behind the garage
- New gas hot water system
- Freshly laid turf to the north side of the home – ideal outdoor space for kids or pets
- Front entry stairs and foyer area re-tiled
- Brand new statement front door with feature screened side panel, allowing breeze and security without compromising style
- New polycarbonate roof and guttering to the rear pergola

KEY DETAILS:

Council Rate \$1,976pa

Water Rates \$1,186pa

Rental Appraisal:

Internal

- Freshly painted throughout including ceilings, walls, doors and cupboards
- New carpet in all bedrooms and living areas
- New downlights and door hardware throughout
- Fully renovated kitchen with stone benchtops, 900mm gas cooktop, dishwasher, new cabinetry and added storage
- Renovated downstairs WC with new toilet, vanity, mirror and tiles
- Laundry with new cabinetry, bench space and dryer included
- New study window adding natural light to entry and living areas
- New faux timber blinds (living/kitchen left open for privacy and light)
- New reverse-cycle ducted air upstairs for year-round comfort
- Restored downstairs tiles in near-new condition
- Renovated ensuite with new fixtures, vanity, bath, heated towel rail and shaving cabinet
- Renovated main bathroom with additional toilet, vanity, bath, heated towel rails and shaving cabinet
- Upstairs toilet renovated with new toilet and wash basin
- All flyscreens replaced

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Local services

Nearest schools & catchment	Catchment Schools: Woodport Public School <u>Erina High School</u> Green Point Christian College St Patrick's Catholic Primary School Holy Cross Catholic Primary School St Joseph's Catholic College
Distance to the beach	9.7km – Terrigal Beach 12.4km – Avoca Beach 12.7km – Copacabana Beach
Distance to the Motorway	12.5km to M1 Motorway - Kariong
Distance to Train Station	7km – Gosford Station
Distance to Shopping	1.3km – Green Point Shopping Village 4.5km - Erina Fair

Other Features

- Gas hot water and gas cooking
- Three gas outlets for portable heaters (two downstairs, one upstairs)
- Loft-style storage in garage
- Retractable hose to front garden
- NBN and Foxtel wiring (dish in place)
- Oversized master with walk-in robe and large ensuite
- Four bedrooms plus separate study
- Two full bathrooms upstairs plus additional toilets on each level
- Large outdoor entertaining area (approx. 6m x 8m) with partly covered pergola
- Separate rear deck ideal for summer relaxation

* 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.