



Sold



8 Nicoli Close, Buff Point

Entertainers Delight or Investment Opportunity!

Tucked away in a quiet cul-de-sac in the ever-popular Buff Point, this fabulous five-bedroom gem is a golden opportunity for savvy investors or bustling families needing room to stretch out or entertain.

With generous spaces and seamless indoor-outdoor flow, this home is a playground of comfort, convenience and weekend entertaining. Step into the stylish open-plan kitchen and dining zone, which flows out to a huge covered entertaining area. Rain, hail or shine, your BBQs are sorted!

Prefer something a little more luxe? You'll love the separate formal living areas, great for separating your "grown up zone" from "Full on family areas".

The master suite is a true retreat, boasting a walk-in robe and private ensuite, while the other four bedrooms (three with built-ins) are primed for kids, guests, hobbies, or that home office you've been dreaming of. Bonus points for the double garage with internal access and a generous backyard.

And the location? Just a short stroll to Budgewoi Soccer Club, and a

5 🏠 2 🚿 2 🚗

FOR SALE

Please Call

AGENTS

Norman Schwarz
0412 559 425
nschwarz.budgewoi@ljhooker.com.au

William Davies
0422 082 993
wdavies.budgewoi@ljhooker.com.au

AGENCY

LJ Hooker Budgewoi | Toukley
(02) 4390 5555

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



cruisy drive to Budgewoi Beach, local schools and shopping. Whether it's weekend beach trips or midweek convenience, it's all right here.

Properties like this are in high demand. Contact Norman Schwarz on 0412 559 425 today to arrange a private inspection.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

MORE DETAILS

Property ID	N63HPC
Property Type	House
Land Area	554 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Norman Schwarz 0412 559 425

Sales - Licensed Agent | nschwarz.budgewoi@ljhooker.com.au

William Davies 0422 082 993

Sales - Licensed Agent | wdavies.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262
budgewoi.ljhooker.com.au | budgewoi@ljhooker.com.au





Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

8 Nicoli Close Buff Point