



Coal Point, 113 Coal Point Road

ABSOLUTE WATERFRONT

Welcome to 113 Coal Point Road, Coal Point. This waterfront property is proudly positioned on an impressive 2,251sqm block with just over 18m width of frontage to the water. Boasting a parcel that is primed for a buyer looking to renovate or build their waterfront masterpiece. A boat lover's paradise with large amounts of storage, boat shed, shared jetty and drive through access to the concrete boat ramp from the road meaning exploring Lake Macquarie could not be easier. DA Approved plans for an incredible four storey waterfront masterpiece. This block also has potential for sub-division (Subject to Council Approval).

Features Include:

- Original three bedroom home
- Incredible 2,251sqm block with large 18m frontage
- Boating facilities including boat shed, boat ramp and shared jetty to deep clean water
- SW facing into the calm waters perfect for launching the boat into Catalina Bay
- Drive through access down to concrete boat ramp



Disclaimer: 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.

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For Sale
BUYERS GUIDE \$3,300,000

View
By Appointment

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- DA Approved plans for an architecturally designed, four storey waterfront masterpiece available with concept photos included
- Potential for subdivision (STCA)
- Detached three car garage with workshop space
- Large rumpus room downstairs
- 5mins to Toronto CBD, cafes and restaurants
- 8mins to Fassifern train Station
- 70 mins to Wahroonga

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

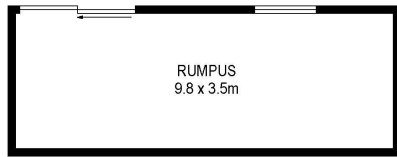
More About this Property

Property ID	Z8ZF7Q
Property Type	House
Land Area	2251 m²
Including	Toilets (2) Built-in-Robes Area Views Boatshed/slipway Close to Schools Close to Shops Close to Transport

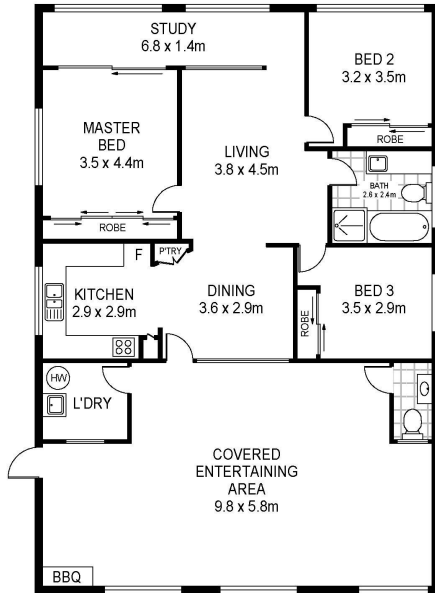
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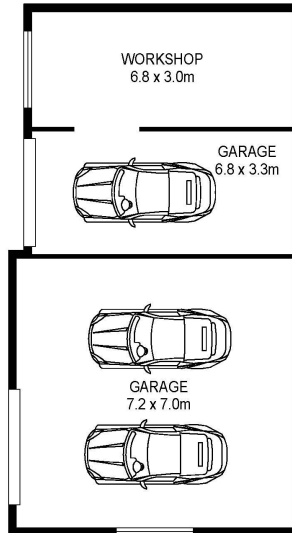




LOWER GROUND



GROUND FLOOR



Total Internal Floor Area: 195 sqm
Garage/ Wshop: 97 sqm

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



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