



277 Coal Point Road, Coal Point

ABSOLUTE WATERFRONT

Welcome to 277 Coal Point Road, Coal Point. Boasting a jaw dropping 33m approx. water frontage with easy access to the waters edge, this property stands out as one of the premier waterfront blocks in all of Coal Point. Set on a near level 1882sqm road to water block there is an incredible opportunity to modernise or re build and create your waterfront dream. The four bedroom, three bathroom home also offers a convenient two bedroom granny flat, perfect for guests, the large family looking for independent spaces or even a separate income. The large double garage also provides drive through access down to the water for incredible convenience to launch the boat. This home is a boat lovers paradise with private jetty, boat shed and slip way to clean, deep water.

Features include:

- Absolute waterfront with private Jetty, boat shed and slip way
- Open plan living, kitchen and dining area boasting outstanding views over Catalina Bay
- Large double garage with drive through access to the waterfront
- Boat shed with separate storage area and entertaining deck
- Master bedroom with walk in robe and en suite
- Separate two bedroom dwelling
- 6 mins to Toronto CBD, cafes and restaurants
- 70mins to Wahroonga

The information contained herein has been provided by people we

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.

6 4 2

FOR SALE
\$2,850,000

AGENTS

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LJ Hooker

believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZDFF7Q
Property Type	House
Land Area	1882 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Boatshed/slipway
	Close to Schools
	Close to Shops
	Close to Transport
	Storage
	Verandah

Paul Campbell 0417 678 593

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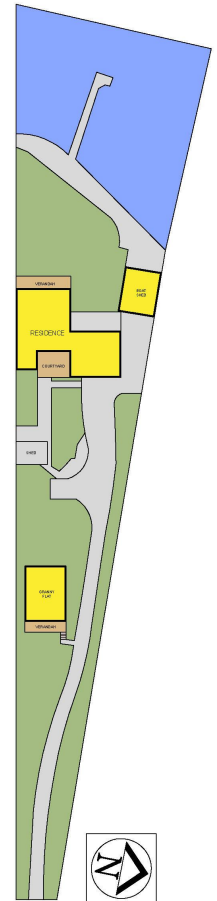
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Total Internal Floor Area: 166 sqm

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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