



7 Island View Drive, Kincumber

Architecturally Designed and Custom Built Luxury Beachside Retreat with Pool, Studio & Granny Flat

A truly exceptional offering on nearly 1000sqm of prized land backing onto Kincumber Mountain reserve, this architecturally designed and custom built Federation-style brick home captures a rare combination of charm, versatility and lifestyle in a highly sought-after pocket of Kincumber, surrounded by nature and stunning scenery.

Downstairs, the entire ground floor has been converted into a stylish self-contained studio with a spacious living area, private bedroom, bathroom and separate laundry room that could be easily converted into a full kitchen. A versatile space ideal for multi-generational living, guest accommodation or a permanent rental income stream.

Outdoors, the property truly shines. The vast backyard unfolds like a private sanctuary, with mature plantings, lush lawns and an oasis-style pool combining to create a tranquil retreat. The scale of the grounds offers endless potential for further landscaping, extensions or additional outdoor entertaining zones, all while maintaining complete

5 3 6

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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While this private oasis feels almost semi-rural, you'll find schools, local amenities, parks and waterways all within walking distance, presenting a rare opportunity to secure a substantial family estate with space, versatility and resort-style appeal.

Key features:

- Charming Federation-style home on a sprawling 970sqm block, with a self-contained ground-floor studio.
- 5 generous bedrooms all with built-in robes. Master bedroom boasts large walk-in robe and renovated ensuite.
- Beautiful brick sweeping stairway to the front door.
- Ground floor boasts a self-contained studio with large bedroom, bathroom, living area and laundry room that could be converted into a kitchen.
- 3 bathrooms in total, including a beautifully renovated main bathroom boasting dual shower, large freestanding bath, two separate vanities.
- Renovated country-style kitchen with large Fisher & Paykel freestanding natural gas oven and cooktop, breakfast bar, caesarstone benchtops and ample storage.
- Expansive verandah offers various zones for entertaining and relaxation with water views over Broadwater.
- Salt water pool, perfect for entertaining. Stegbar Western redcedar doors throughout the home.
- Ducted a/c and gas fireplace for year-round comfort, 10ft high ceilings.
- Quadruple car garage plus ample parking for vehicles, boats or trailers, 5000L water tank.
- Enjoy easy access to shops, schools, transport. Just a short 4-minute drive to Kincumber Village shopping centre or a 9-minute walk. Close proximity to plenty of beaches.
- 15 minutes to Erina Fair shopping centre and 16 minutes to Gosford Train Station.

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MORE DETAILS

Property ID	1HYNGC1
Property Type	House
House Size	259 m2
Land Area	970 m2
Including	Ensuite
	Study
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Area Views
	Bush Retreat
	Close to Schools
	Close to Shops
	Close to Transport
	Family room
	Garage

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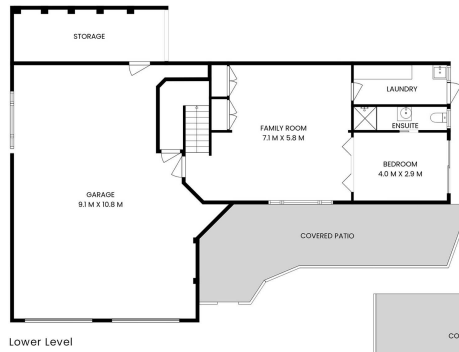
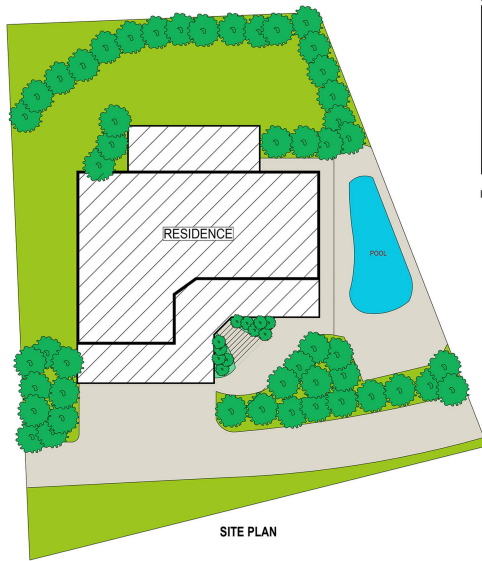
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Internal: 259sqm
External: 235sqm