



## 10 Scott Street, Point Clare

<https://youtu.be/sbFbMbGMXV4>

### Welcome to Belle Property Central Coast.

Thank you for your enquiry.

The price guide is \$1,400,000-\$1,500,000.

Further details

Land size: Approx 663 sqm

Proximity to train station: Approx 550m walk

Distance to waterfront: Approx 100m walk to Fagan Park

Closest school: Point Clare Primary School Approx 100m walk

Nearest shops & cafes: Approx 2 min drive or 8 min walk to ALDI and popular cafes and approx 4 min drive to West Gosford Village and eateries

Distance to M1 Motorway: Approx 9-10 min drive

Council rates: \$2,035.64 per annum

Water rates: \$1,185.08 per annum

Potential rent: \$860 - \$940 per week

This is an automated link to ensure you have an answer to the most frequently asked questions instantly. Should your specific question not have been answered above, rest assured we will be in touch shortly to further assist you, but in the meantime please don't hesitate to reach out to discuss this property further.

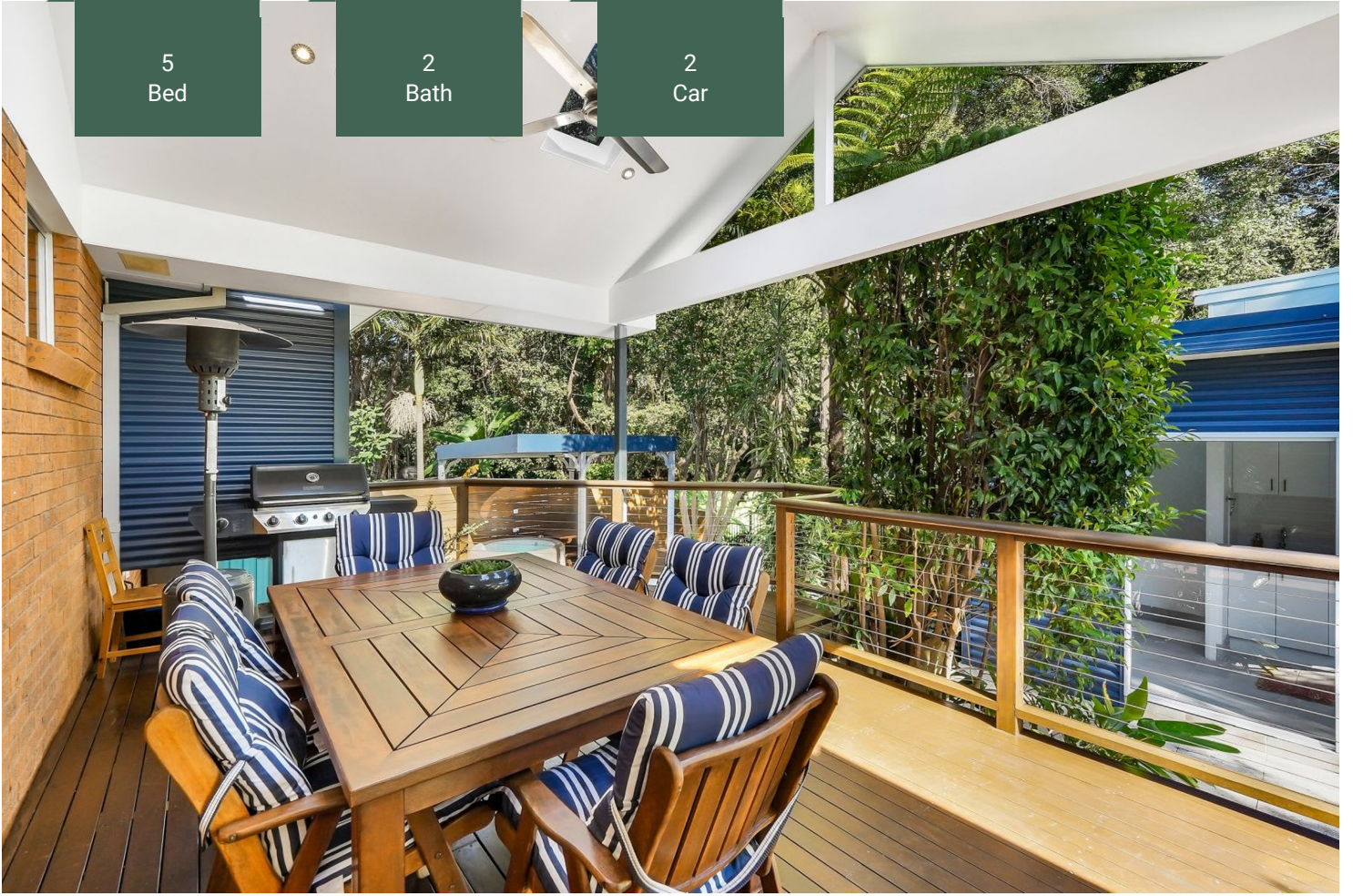
Kind regards,

Lachlan & Andrew Macdonald

5  
Bed

2  
Bath

2  
Car



## Characterful family haven in one of Point Clare's best streets

### 10 Scott Street, Point Clare



**Guide \$1,400,000-  
\$1,500,000**



**663 m<sup>2</sup>**

Bathed in sunlight on account of its desirable northerly aspect, coupled with the welcoming warmth of stunning original floorboards and the charm of a centrally positioned slow combustion fireplace, this inviting family residence immediately feels like home. It's a feeling that carries through to the home's layout, with open plan living flowing to an eat in kitchen designed to encourage family togetherness, yet with great separation between bedrooms ensuring everyone has an opportunity to retreat to their own space.

Entertaining is a key focus, with multiple carefully curated outdoor living spaces framed by established tropical gardens and native greenery ensuring you'll always have the perfect setting for any gathering of friends and family. Hosting is made even more effortless by the thoughtful inclusion of an outdoor accessible restroom off the laundry.

Whilst the lush, natural setting and cozy, easy living interiors appeal to the heart, it's the generously proportioned bedrooms, abundance of storage both inside and out including dedicated bike and wood sheds, fully fenced grassed yard, quality solar system contributing to exceptionally low energy bills, quiet family friendly cul-de-sac, and walk to everything location that will satisfy even the most logical of buyers.

Positioned just 100m walk from Scott St access to popular Point Clare Primary School, and a mere 550m from Point Clare train station, ALDI and numerous local shops, eateries and amenities. Another 100m will see you on the beautiful shores of the Brisbane Waters where you can enjoy the waterside cycleway that stretches from Gosford all the way to Woy Woy. A perfect choice for those looking for both a tree and a sea change, all without giving up any conveniences and still just a short 45 min drive to Sydney's North Shore.

Key features include:

#### Internal

- Open-plan living area with a cosy fireplace leading into a spacious eat in kitchen with pantry and direct access to the covered entertaining deck.
- 5 spacious bedrooms, with one currently utilised as a study with built in bookshelf.
- Full modern bathroom located centrally with easy potential for ensuite access if desired. Second full bathroom located off the living and kitchen.
- Original hardwood floorboards and slow combustion fireplace.

#### External

- A highly versatile separate studio housing the laundry, an additional w/c, a linen cupboard, a wood shed, and a dedicated bike shed.
- A generously proportioned, fully fenced grassed yard with low maintenance established gardens.
- Garage underneath the home with additional under-house storage access.
- Efficiency features such as the 6.6kW panels, 5kW inverter – excess solar diverted to the hot water system during the day to allow for mostly off grid hot water.
- Connected to NBN via fibre to the premises for the ultimate high-speed internet.

"We have obtained all information from sources we believe to be reliable, however, we cannot confirm its accuracy. Prospective buyers are advised to carry out their own investigations."



Permanent Rental Letter

<https://files.rea-webbooks.com.au/file/wb-userfil...lare.pdf>

Pest & Building Report

<https://files.rea-webbooks.com.au/file/wb-userfil...tter.pdf>

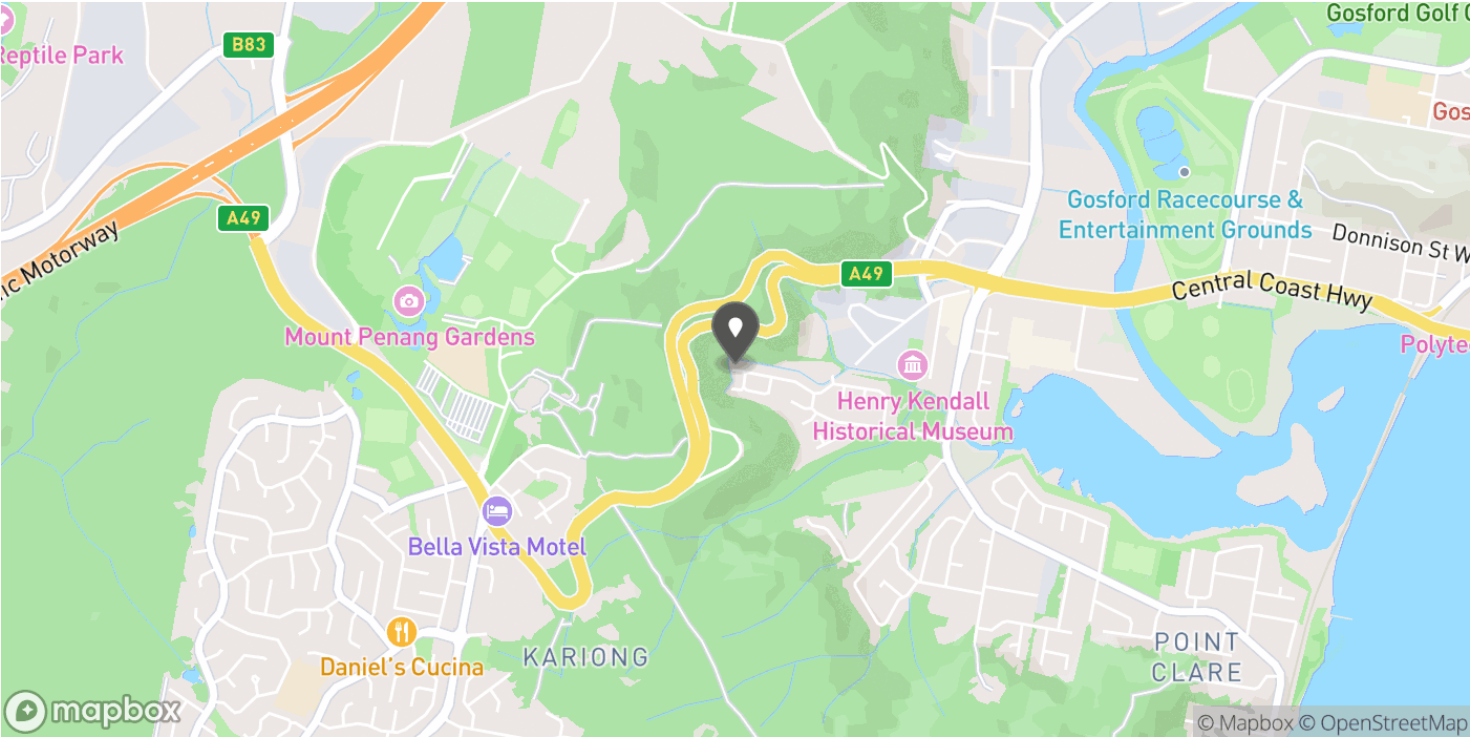
Sitchu Central Coast

<https://sitchu.com.au/sydney/central-coast>

Central Coast Life & Style Magazine

<https://centralcoastlifeandstyle.com.au/magazine>

# Map



# Buyers Tips & Advice

At Belle Property we pride ourselves on offering a personalised buying service and offer a property concierge service to assist you with your property search & any property sales you may need assistance with across the globe. To save you time and assist you further, we would ask you to copy the following questions and paste into a return email with your responses. This will allow us to send you all on and off-market properties that suit your needs.

*Please copy and paste the questions below and paste into a return email to us with your responses so we can assist you and provide only properties of interest.*

1. What are the property requirements & features that you are looking for?
2. What is the timeframe that you would like to work within to secure the property?
3. Please provide details of any properties that you would like us to appraise & provide a current market value on
4. What is the budget you would like to work within for your purchase?
5. Which suburb and areas are most interested in & any that you would not consider?
6. Is it an investment or a permanent residence you are looking for?

# About Us



## Andrew Macdonald



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Real Estate Agent



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### You're in safe hands.

With more than 20 years' experience in the industry, Andrew Macdonald has established himself as one of the Central Coast's leading real estate professionals and is the driving force behind Belle Property Point Clare and Belle Property East Gosford. He knows and understands the local property market intimately and offers clients an in-depth knowledge drawn from many decades living and working in the region.

More than just a licensed real estate agent, Andrew is a part of the community and its history, as he grew up on the Central Coast and his family has been in the area for generations. He has a natural ability to form strong relationships, communicate effectively and sell just about any type of property. His unsurpassed level of customer satisfaction has made him the agent of choice for sellers, while his discrete nature and negotiating expertise are central to his success.

Andrew is vastly accomplished in his field and approaches all interactions with the utmost professionalism. He provides honest market feedback, effective sales campaigns, and pricing strategies that achieve maximum interest and results in the shortest possible time frame. Together with the premium brand and marketing quality of Belle Property, he is able to offer so much more in terms of professional values, innovation, presentation, and a national network that gives his clients every advantage in the marketplace.



## Lachlan Macdonald



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Real Estate Agent



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### You're in safe hands.

A proven specialist who has set record results in Sydney's most competitive markets, Lachlan Macdonald values the importance of communication and understanding exactly what his clients need. As a third-generation real estate agent, he has lived and breathed property from a very young age, and has extensive knowledge and experience across a range of industry disciplines.

His expertise has gained him recognition as an award-winning auctioneer, having conducted over 1,000 auctions across all areas of Sydney. He is always focused on getting the best outcome and meeting the needs of his vendors. Simultaneously, as a sales agent with one of Double Bay's oldest boutique real estate businesses, Lachlan negotiated successful sales for his clients in some of Sydney's most prestigious inner-city suburbs.

Having grown up on the Central Coast, Lachlan prides himself on having thorough knowledge of upcoming market trends and a strong connection to the local community. He is truly enthusiastic about real estate in the Point Clare and East Gosford region and thrives on the challenge of working alongside a dedicated team of local experts. The Belle Property network also gives him the backing of a luxury national brand in real estate, with a reputation as a market leader in the area.