



## 147 Brisbane Water Drive

[https://youtu.be/5TzLf\\_RWDQo](https://youtu.be/5TzLf_RWDQo)

### Welcome to Belle Property Central Coast.

Thank you for your enquiry.

The price guide is \$980,000 - \$1,060,000.

Further details

Land size: Approx 651 sqm

Proximity to train station: Approx 14 min walk

Distance to waterfront: Approx 280m to Fagan Park

Closest school: Point Clare Primary School approx 11 min walk

Nearest shops & cafes: Approx 14 min walk to ALDI and popular cafes and approx 3 min drive to West Gosford Shopping Village and eateries

Distance to M1 Motorway: Approx 8 min drive

Council rates: \$1,787.49 per annum

Water rates: \$1,185.08 per annum

Potential rent: \$720 - \$770 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

3  
Bed

2  
Bath

3  
Car



# Stylish, Renovated Home Overlooking Fagan's Bay

**147 Brisbane Water Drive, Point Clare**



**\$980,000 - \$1,060,000**



**651 m<sup>2</sup>**

This beautifully renovated residence at 147 Brisbane Water Drive offers a rare opportunity to secure a move-in-ready family home in a highly sought-after market without the premium price tag of a brand-new build. Having undergone an extensive transformation, the property is ready to move in and enjoy the walk to waterfront location. It is the perfect "middle ground" for those seeking a stylish, low-maintenance lifestyle where all the hard work has already been done.

The location is a standout for convenience and lifestyle, nestled in a pocket that perfectly balances suburban peace with coastal accessibility. You are just a short stroll from the green expanses of Fagan's Park and the scenic waterfront reserve cycleway that traces the shore toward Tascott and Koolewong, or in the other direction to Gosford RSL, stadium & CBD. Commuters will appreciate being moments from Point Clare station and having quick access to the M1 Motorway, with the Northconnex tunnel making the trip to Sydney's North Shore possible in under an hour. Families are well-served by the popular Point Clare Primary School nearby, while local amenities like ALDI, the popular Fare Cravin cafe, and the newly updated West Gosford Shopping Village are all within easy reach.

## Property Features

- Light-filled, open-plan layout that flows seamlessly from the modern kitchen to the living and dining areas, perfect for family interaction.
- Large front balcony with glimpses of the water, plus a high-set rear yard featuring a cabana and district views.
- 3 bedrooms featuring built-in wardrobes and are set back from the street to ensure a quiet night's sleep.
- Newly renovated main bathroom plus a brand-new, oversized ensuite in the master bedroom.
- Freshly painted throughout (interior and exterior) with newly polished timber floors and a brand-new detached laundry.
- Stay comfortable year-round with air conditioning in the main living zone complemented by ceiling fans throughout the home.
- Single covered carport plus two newly added parking spaces at the front and a spacious driveway, a rare and valuable asset in this sought-after location.
- Lush, rolling lawns and a fully fenced, secure yard provide the ultimate safe haven for children and pets to play.
- Benefit from a dedicated under-house storage area, perfect for keeping the home clutter-free.
- NBN FTTP connectivity ensuring high-speed internet.

With its modern finishes, expanded parking and prime position near the water and rail, there is nothing left to do but move in and enjoy the vibrant Point Clare community.

"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>

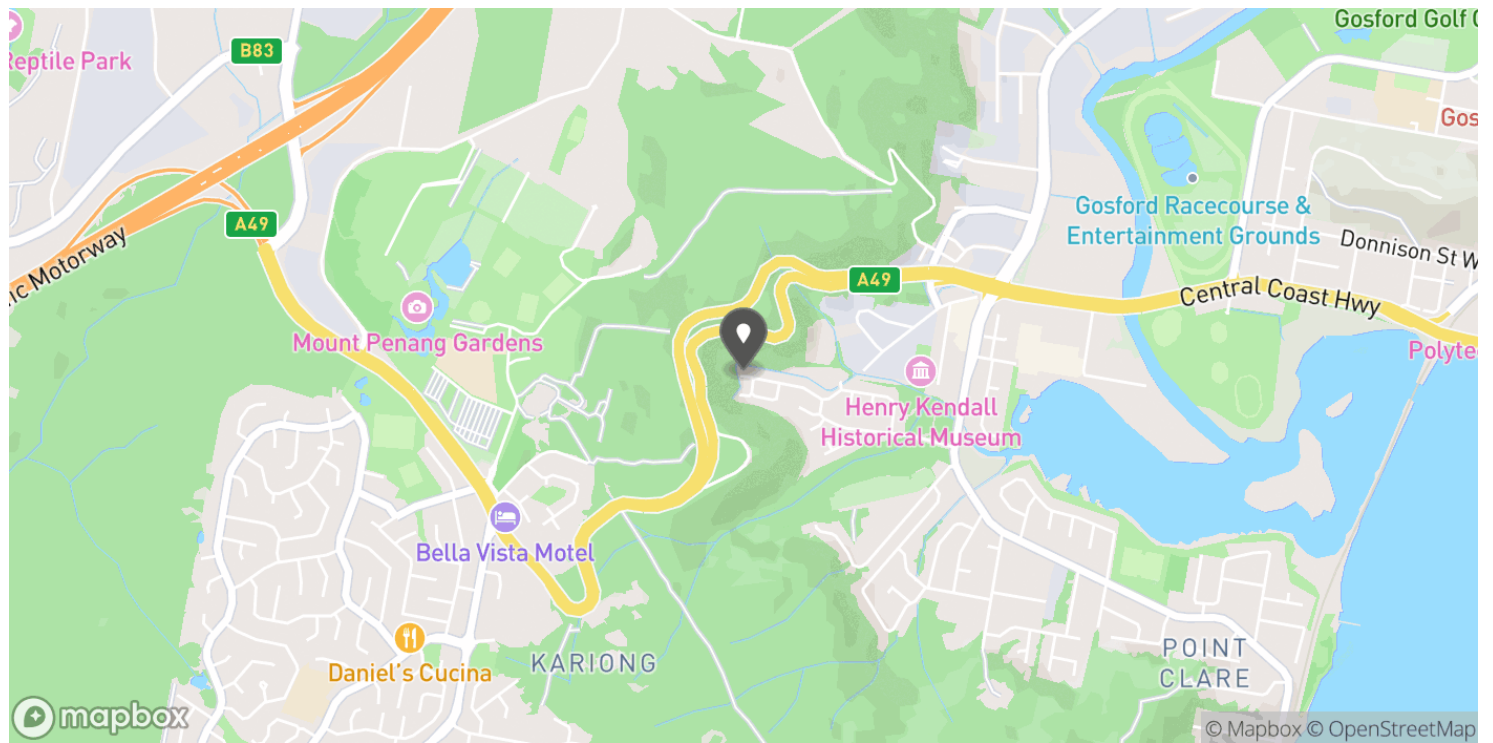
Sitchu Central Coast

<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.