



258 Avoca Drive, Green Point

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Sale & Property Details

Price \$840,000 - \$870,000

Inspection Times [CLICK HERE](#)

Council Rates \$1,299.85 p.a

Water Rates \$684.11 p.a

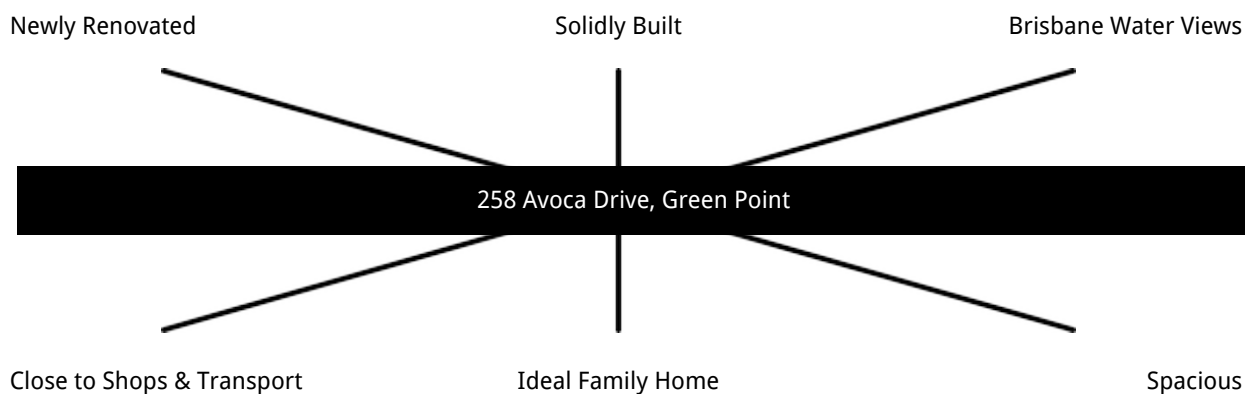
Land Size 506sqm

Internal Floor Area 129sqm / 13.89sqm approx.

Rental Return \$690 - \$730 p/w approx.

Zoning R2

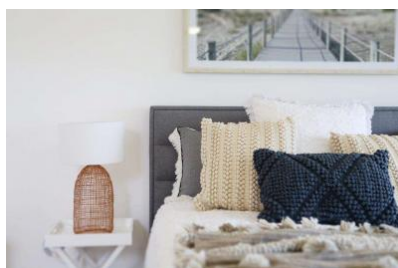
Words That Describe This Property



Location Map



Other Views



Relevant Documents

Links

[Contract for Sale](#)

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1832/55_AVO258BUC-ContractforWebBook.pdf

[Before & After Renovation](#)

<https://photos.app.goo.gl/d71u2StUREbs6DkZA>

[Rental Appraisal Letter](#)

[https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1837/27_RentalAppraisalLetter-258AvocaDrive.p
df](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1837/27_RentalAppraisalLetter-258AvocaDrive.pdf)

[OFT - Buying A Home](#)

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/557/75_OFT-BuyingaHome.pdf

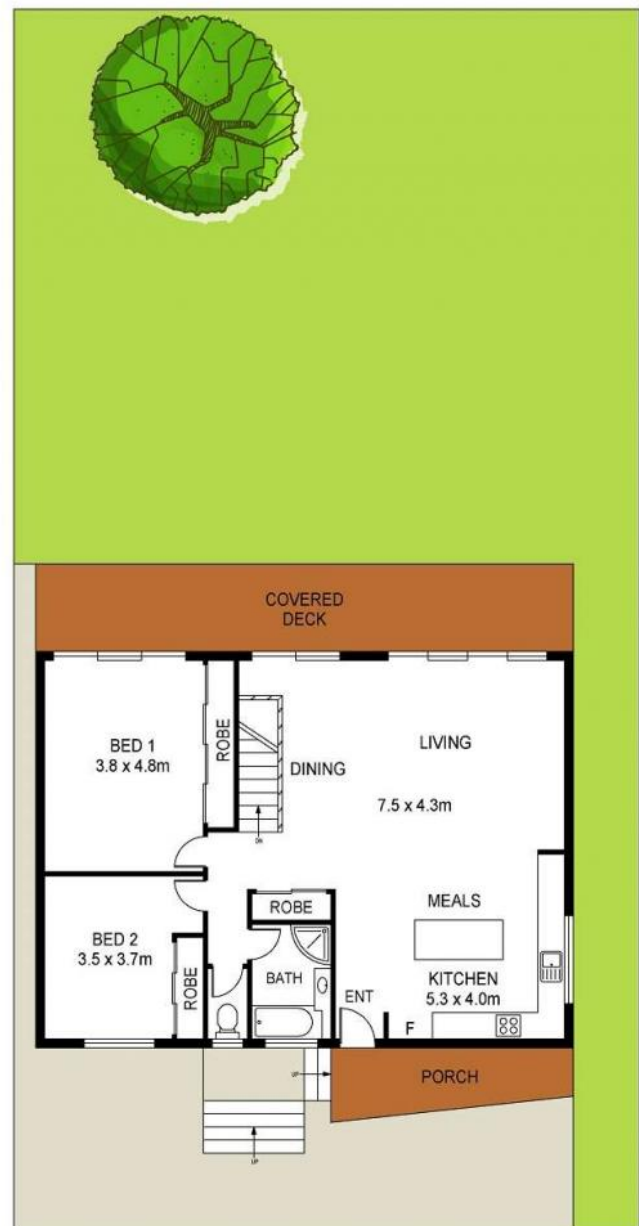
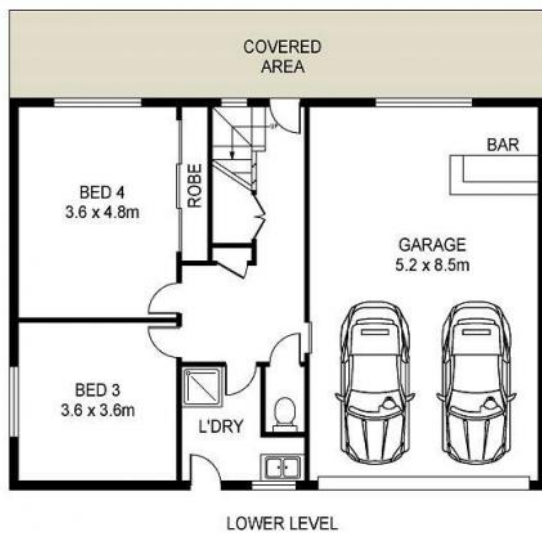
Property Features

- - Remodelled inside with all new gyprock and flooring
 - Reverse cycle ducted air-conditioning
 - New built-in wardrobes with mirror doors in three bedrooms with the main bedroom containing concealed television
- - New hot water system 310 lt (family size)
 - New blackbutt solid timber flooring throughout
 - New carpet in the four bedrooms
 - Completely renovated upstairs bathroom with new flooring, tiling, shower and bath, new cistern including new plumbing and fittings
- - New internal doors and entry doors throughout with front door comprising 2-in-1 with Samsung Smart Lock, double-paned back door with the unique blind system inside the glass
- - New laundry sink and tapware
 - Fully painted inside and out including garage area (epoxy) and rear patio
 - New insulation
 - Remodelled front veranda with new tiles and stairs
 - Black shelving fitted in the garage

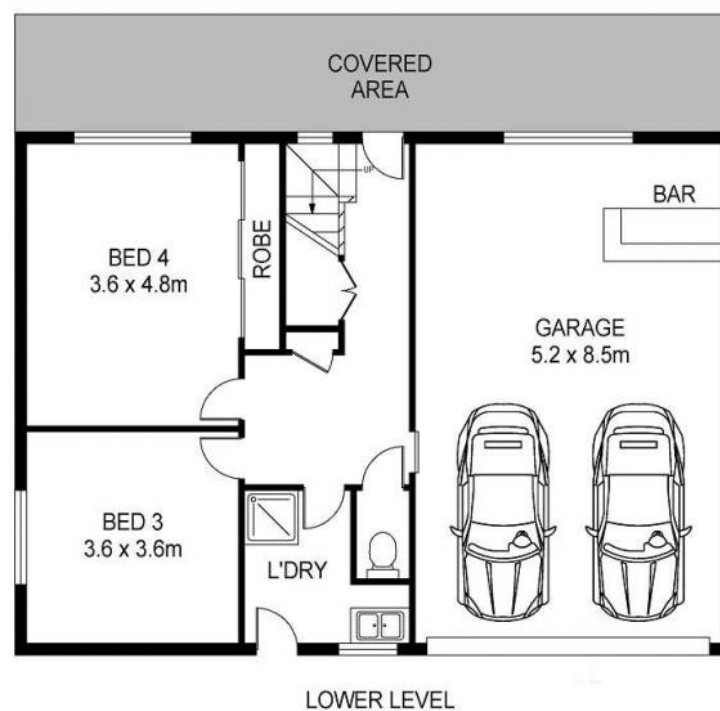
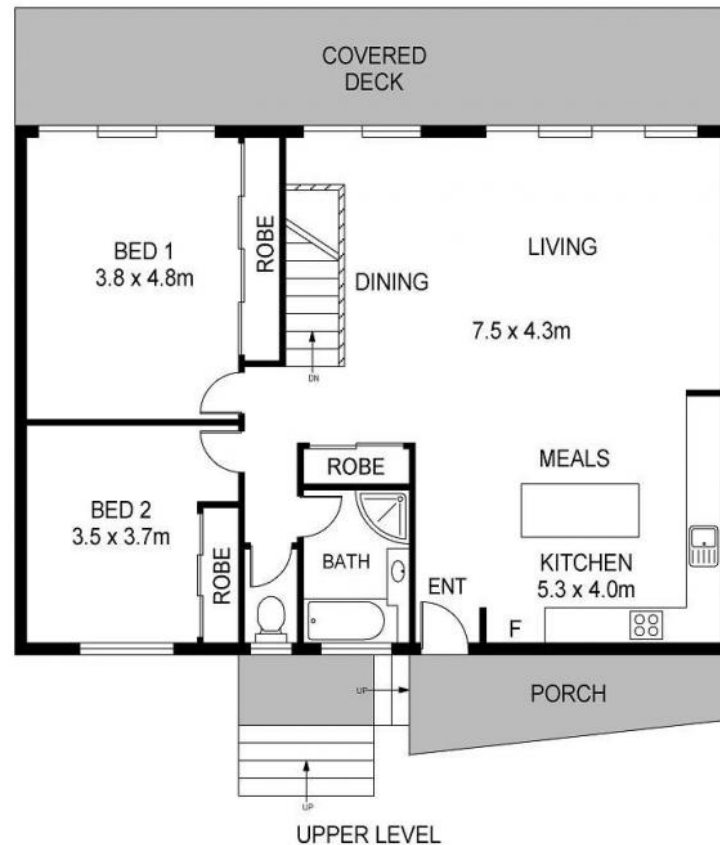
All new AEG appliances in Kitchen:

- - Induction cook-top
 - Built-in Pyrolytic oven
 - Dishwasher
 - Double sinks with Oliveri taps and water purifier system
 - Huge island bench with USB and power points
 - Mirror splash-back to take in water view

Floor Plan 1



Floor Plan 2



Description

This newly renovated four-bedroom family home is sure to impress, from the moment you step through the door. With beautiful views of the ever-changing Brisbane Water, high raked ceilings and recent refurbishment to absolute perfection, this is one property that's worth inspecting.

The gourmet kitchen is the hub of the home with all new AEG appliances, induction cook-top, built-in pyrolytic oven, dishwasher, in-built beer and wine cooler, double sinks with Oliveri taps and water purifier system, mirrored splash-back reflecting the water views, lots of storage space, a large island bench with USB and power points and breakfast bar seating.

The bedrooms are all a great size, fitted-out with newly laid carpet, built-in wardrobes and ceilings fans. The main renovated bathroom is on the upper level and has a separate shower and bathtub, quality fittings and fixtures and an in-built wall niche.

Other notable features of this solidly built home are the Blackbutt floorboards, LED downlights, reverse cycle ducted air-conditioning, insulation throughout, a large covered balcony taking in the water views, a generous sized backyard, and a double garage with epoxy flooring, workspace and internal access to the home.

The property is located within walking distance of the bus stop and just a short drive from Aldi supermarket, the boat ramp and Green Point Shopping Village. Erina Fair Shopping Centre, local schools, Gosford CBD, the M1 Motorway and local beaches, are all also easily accessible.

Access to this property is via Pindari Terrace.

Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	20 Greenslope Drive, Green Point	4	2	2	Nov 2019	544sqm sqm	\$855,000
2	7 Leonie Parade, Green Point	5	2	1	Sep 2019	715sqm sqm	\$865,000



Location & Lifestyle



GREEN POINT

Much of Green Point is adjacent to Brisbane Water, providing water views to many residents in the area. Green Point has become an ever more popular location due to its position between the Coast's beaches, CBD and Erina Fair shopping centre. Green Point is predominantly made up of young families with children and older couples.

SCHOOLS

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- • Green Point Christian College K-12 - Avoca Drive, Green Point
- • Seventh Day Adventist School K-12 - Penrose Crescent, Erina
- • Central Coast Grammar School K-12 - Arundel Road, Erina Heights
- • Woodport Public School K-6 - The Entrance Road, Erina
- Erina High School 7-12 - The Entrance Road, Erina

SHOPPING

-
- • Aldi Green Point - Avoca Drive

- Green Point Village - Avoca Drive & Sun Valley Road (Includes Coles, Bakery, Butcher, Chemist and other amenities)

- • Erina Fair shopping Centre - Karalta Road, Erina
- • East Gosford's cafe; & shopping strip - Victoria Street
- Bamvino Cellars - Avoca Drive Green Point

RESTAURANTS & CAFES

- • Lucky Dragon Chinese & The Green Indian - Within the Aldi Complex
- • Boon's Thai, Bakehouse Cafe; - Within Green Point Village
- Audrey's Restaurant Cafe

TRANSPORT

- • Bus Stop -650m
- • 6.5km drive to Gosford Train Station
- 11km drive to M1 Pacific Motorway

RECREATION

- • Green Point Waterfront/ Boat ramp
- Terrigal & Avoca Beach approx. 12-18mins drive

Green Point Quartlerly Marketplace Report

GREEN POINT QUARTERLY MARKETPLACE REPORT

October – December 2019

View Now



What's My Home Worth?



About Us

Blake Stretton



After first joining the Real Estate industry in 2010 and realising he had found his passion, Blake committed to it for the long term. His boundless enthusiasm and constant desire to improve his knowledge, and enhance his understanding of the local property market, make Blake a real stand-out in a market saturated with agents.

His love of all things technological means he is always up to date and maintaining excellent communication with his clients. A background in the hospitality industry developed Blake's customer service skills and these interpersonal

skills are evident not only to his real estate clients, regularly expressed in reviews and testimonials, but to all who have dealings with him.

He is passionate about helping people and providing 10 out of 10 service for every property he lists, whether it be a small townhouse or a million dollar waterfront listing. With the desire to go above and beyond to get sales across the line, Blake seeks to give every vendor and buyer a positive experience, and judging by past feedback, this is guaranteed.

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GREEN POINT NSW



GITTOES TEAM

Welcome to Gittoes - Leaders in Property

A new era with an innovative property business at 61 Victoria Street East Gosford in the heart of the vibrant shopping, cafe; and pedestrian north bound side of East Gosford.

Christina and Stephen Gittoes have been at the forefront of innovative property selling and leasing on the Coast establishing their well-regarded name since 1989.

Accredited and Licensed Property Agents known for achieving results with past satisfied clientele they now look to the future of the Central Coast supported by their experienced team listing waterfront, rural and residential properties for sale and lease from Terrigal to Somersby, enthusiastically able to provide excellent marketing with a complete property service.

We welcome you and invite property owners to experience a new direction and our innovative approach to property with a view to obtaining an updated market appraisal today.

Call in to meet the Gittoes team in the main shopping centre at 61 Victoria Street East Gosford or call us today to guide you in the best way to manage your property portfolio.



Purchasing Steps

6 STEPS TO BUYING A HOUSE

Purchasing residential real estate can be a very exciting process, however it can also be a confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process.

Property owners receive all types of interest - some genuine, some not. Some people submit offers to test the possibility of sale, but do not actually stay true with their offer.

This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer. The best way to present a strong offer on any property is to follow the steps below that allow you to understand what is required in preparation.

Allowing you to put forward your strongest purchasing proposition to the agent. All offers must be presented to the owner in writing and all purchase details correct for filling in the contract for signing.

STEP 1 - PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

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- • The actual purchase price you will be paying for the property.
- • The method by which you choose to pay the 10% deposit. eg. EFT, Cheque, bond or other.
- • The settlement period that you require or the vendor has stipulated.
- • The name of your chosen Solicitor or Conveyancer.
- • The name of your bank or financial lending institution.
- • Any special conditions or requests that you may have so that we can inform the vendor (property owner).

STEP 2 - CONFIRM YOUR TIME FRAME AVAILABLE TO DO ANY INVESTIGATIONS

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- Find out if the property has a deadline on it, such as auction or other offers from interested parties.

STEP 3 - DECIDE IF YOU ARE GOING TO OBTAIN A PEST & BUILDING REPORT

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- Before you purchase any property - in particular a new home - it is important that you receive a copy of a Pest and Building Report from a qualified inspector. Please note that this report is a complete list of defects of the home, and is very different from the feature brochure that you receive from our agency. Most people are shocked with the report they receive on the home, and most times misinterpret the report, e.g. the home is 34 years old and is in need of new roof tiles. Roof tiles last approximately 35 years and need replacing on every home of that age. The point to remember here is that all homes at one time or another require maintenance, and that this is known as a capital improvement.

STEP 4 - NOTIFY YOUR BANK OF YOUR PURCHASE ADDRESS & DETAILS

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- A pre-approval of finance from your bank or lending institution needs to be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if your bank or lending institution request a valuation by a registered property valuer. This is normal practice

of lending institutions, and serves as confirmation of the agreed sale price. If you are intending to buy at auction, all the above-mentioned must be in place. Auction day is final. If you turn up to bid and you are the highest bidder past the reserve price (on-the-market price) you are the instant owner awaiting settlement of the property.

STEP 5 - DON'T FORGET TO INCLUDE STAMP DUTY FUNDS IN YOUR FINAL NUMBERS

STEP 6 - MEET WITH THE AGENT AND PROVIDE ALL DETAILS FOR SIGN OFF WITH THE OWNER

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- Once agreement on price, settlement, conditions, etc has been reached with the vendor the sale can proceed.

An exchange of contracts is the only way to actually buy or sell real estate. This is achieved by signing the contract of sale which is then processed by the agent with all legal parties. In Summary Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of our team with questions that you may have.

We are available to assist you.

E & OE. Please note that all information herein is gathered from sources we, Gittoes and the Vendor believe to be reliable. However we, Gittoes and the Vendor cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.