



242 Buff Point Avenue Buff Point, NSW



## Private Inspections Welcome - Stunning Waterfront Reserve Oasis in Buff Point

Embrace the allure of coastal living in this captivating 3-bedroom, 3-bathroom home, perched on the waterfront reserve of Buff Point. Offering swift access to the F3, shops, schools, and a plethora of amenities like scenic walkways, boat ramps, parks, and beaches, this home is a haven of convenience and beauty.

Step onto the inviting back verandah, where mornings are greeted with serene bird songs and evenings are adorned with breathtaking sunsets over the water - a picturesque setting for relaxation or vibrant gatherings. The low-maintenance, fully fenced yard is a safe and joyful playground for kids and pets alike.

- Waterfront reserve property with split-level charm
- Three spacious bedrooms, two with built-ins, main with ensuite
- Double lock-up garage complemented by an oversized carport
- Additional 7m x 9m powered garage, perfect for storage or hobbies

**Price:** \$1,020,000  
**Council Rates:** \$1,906.03/year (approx)  
**Water Rates:** \$994.02/year (approx)



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