



### 1/12 Philip Street Pottsville NSW

3 2 2

Don't just dream about a carefree coastal lifestyle or savvy investment in an unbeatable location - make it a reality with this tightly held duplex. With only one owner having enjoyed this architecturally designed piece of paradise for the past 18 years, this is an opportunity that does not often present.

Positioned across from parklands and moments from the village centre, pristine still-water estuary and Pottsville Beach, this is where bright, breezy and uncomplicated living begins! Additionally, this duplex sits in a flood-free area and offers enticing "E1 Local Centre" zoning, providing a range of retail, business and community uses.

Spanning two levels, timber floors add beauty to the open plan kitchen, living and dining area, while large-scale slider doors invite in abundant sunshine and leafy views. Enjoy a seamless integration with the balcony - an enchanting place for alfresco dinners or drinks. Alternatively, retreat downstairs to enjoy gatherings on the open-air outdoor deck or covered patio - a private paradise trimmed with established gardens.

**Price** : \$1,585,000

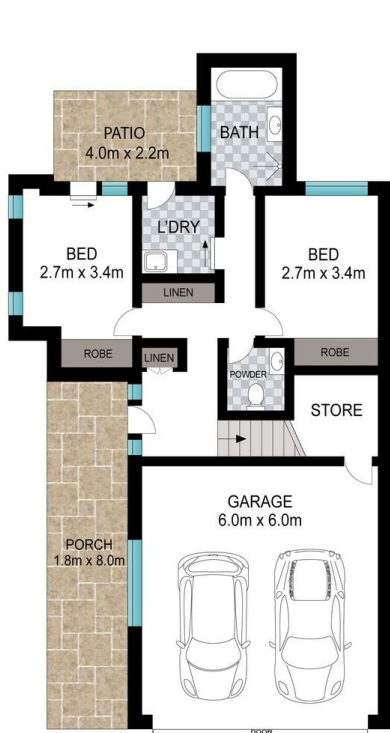
**View** : <https://www.lsproperties.com.au/sale/nsw/northern-rivers/pottsville/residential/semi-detached/7828580>



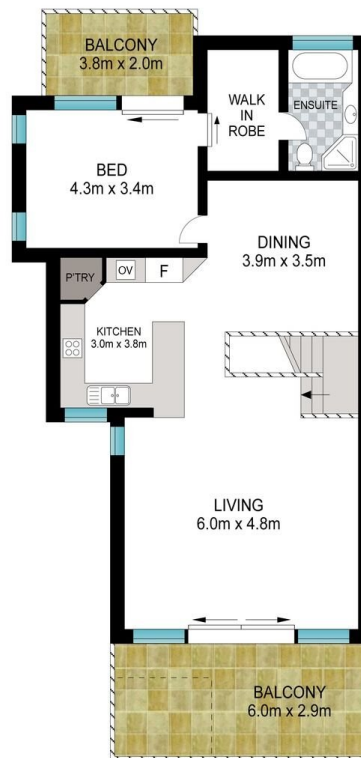
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LOWER LEVEL



TOP LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT: 179 m<sup>2</sup>  
EXT: 40 m<sup>2</sup>

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