



## 1 Muskheart Circuit Pottsville NSW

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### THE OPPORTUNITY

Elevated, sitting adjacent to some of the area's most prestigious homes, 1 Muskheart Circuit offers one studios purchaser entry level prices with prestige potential. Featuring ocean and hinterland views, this humble home is the unicorn in our market, a home with iconic coastal features, representing great value, whilst offering exceptional potential. With nature at your doorstep, the soothing sounds of waves rolling in through the night and birds singing in the mornings will provide a free ambient playlist that we know, you'll never get tired of. Located in stage one of the Koala Beach Eco Estate, the home is just a short from Pottsville Primary School and North Pottsville Beach, offering young families a convenient coastal lifestyle.

**Price** : SELLING GUIDE | \$1.3-1.35M  
**Building Size** : 143 sqm  
**Land Size** : 601 sqm  
**View** : <https://www.pottsvilleproperties.com/sale/nsw/northern-rivers/pottsville/residential/house/7919043>



**Shannon & Katie Kofoed**  
**02 6676 2997**



# 1 Muskheart Cct Pottsville



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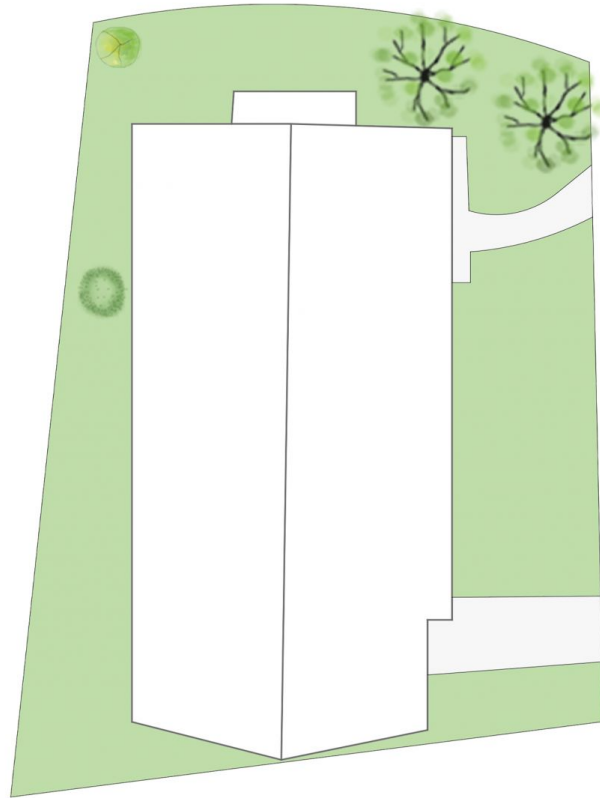
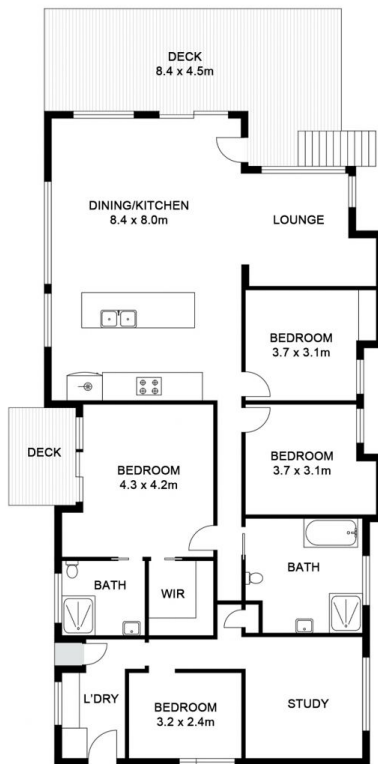


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INTERNAL: 143m<sup>2</sup> EXTERNAL: 35m<sup>2</sup>



SITE PLAN  
(NOT TO SCALE)