

# 10/117 Ocean Parade, Blue Bay, NSW 2261

## Apartment For Sale

Thursday, 13 June 2024

10/117 Ocean Parade, Blue Bay, NSW 2261

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 180 m2**

**Type: Apartment**



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## Contact Agent

This apartment sounds like a dream! With its prime location and stunning views stretching from Blue Bay/Toowoona Bay to the Entrance, Magenta, and Norah Head, it offers a serene retreat for its residents. The two balconies provide the perfect vantage points to soak in the picturesque surroundings and enjoy the coastal breeze. The versatility of the layout, spread over 180sqm, makes it adaptable to various lifestyles, whether it's downsizing for retirement or creating an ideal holiday getaway. It's truly a gem on the Central Coast! This is a fantastic opportunity to secure a home in one of Blue Bay's premier streets. Property Features Include; • Modernised kitchen • Large open plan living with 2 separate living areas • Generous sized main bedroom with ensuite • All bedrooms with built in robes. • Large north facing balcony perfect for entertaining • Second Balcony looking South over Toowoona Bay. Location Features; • 1 minute approx.. to Ocean Restaurant • 2 mins approx.. to The Entrance Ocean Baths • 4 mins approx. to The Entrance Public School • 8 mins approx. to Magenta Shores Golf Club • 10 mins approx. to Bateau Bay Square • 20 min approx. to Tuggerah M1 Motorway Exchange • Close to public transport Rates Approx. \$1,256.40 p.a Water Approx. \$994.02 pa Strata Approx. \$1,324.67 pq Rental Return. \$680.00 - \$730.00 pw To book a private inspection, please contact Daniel Cureton on 0410698474 DISCLAIMER: 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. Figures and details are subject to change without further notice.