

**2/20 Telopea Street, Booker Bay, NSW 2257**



**House For Sale**

Monday, 27 May 2024

2/20 Telopea Street, Booker Bay, NSW 2257

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: House**



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## CONTACT AGENT

NO STRATA! Near new rear villa, only 2 in the block. Measuring approximately 158 sqm internally, if you are looking to downsize in terms of maintenance without sacrificing on space and quality, then look no further! This is most certainly one of the area's very best single-level villas. Perfectly positioned in a most desirable location, just a few minutes' level stroll to beaches and all that the Ettalong Beach shopping precinct has to offer. This very well-appointed villa must be at the very top of your inspection list! Situated within a quiet complex of only two, this villa is being offered for sale for the very first time after being meticulously constructed in 2020. Just some of the many distinguishing features include:

- Sundrenched open-plan kitchen with all the trimmings, including granite benchtops/breakfast bar and splashbacks. Top quality integrated appliances include a gas cooktop, oven, and dishwasher. Generous fridge space, complete with soft close cabinetry.
- Lounge and dining compliment the open-plan interiors.
- Huge main bathroom complete with a free-standing bath.
- European laundry.
- Three generous bedrooms all with built-ins, ceiling fans, ensuite, and walk-in robe to the main.
- Fully ducted reverse cycle air conditioning ensures year-round comfort.
- Continuous gas hot water.
- Low maintenance, well-established landscaped gardens with manicured lawn area and new heated spa.
- Remote double garage with internal access to 2/20 Telopea St, Booker Bay.

This exquisite boutique residence is quietly positioned on the doorstep of the Booker Bay foreshore. Relaxed yet sophisticated, this home offers three generous bedrooms with open-plan living areas extending through to the outdoor alfresco area via quality double glass sliding doors. The modern kitchen, blackbutt flooring, quality carpet, integrated appliances, ducted air conditioning, and multiple storage solutions are just a few of the many finer details, all cleverly considered to suit the needs and expectations of the most fastidious homeowner. HOT PROPERTY Still embodying a relaxed lifestyle and friendly spirit, The Peninsula is fast becoming a highly sought-after outer seaside suburb of Sydney. Woy Woy Railway Station provides accessibility and is the lifeblood for the locality, affording Sydney commuters an efficient and reliable travel time of just over one hour. Equally convenient to Sydney's Northern Beaches, being only 25 picturesque minutes by water, with the ferry terminal a brief five-minute walk away. The area offers outstanding medical facilities, quality education close by, and a myriad of retail options and delights. Everything you need will be minutes away. A LIFESTYLE TO BEHOLD Sheltered from the elements of pristine Broken Bay, you can surf, swim, or paddle most days of the year or launch your boat or jet ski at one of the many convenient boat ramps close by. On your doorstep is The Esplanade at Ettalong Beach with adjoining foreshore park, beach, and cycleway linking Umina Beach, Woy Woy, and beyond to Gosford CBD via the stunning Brisbane Water foreshore. Wind back the years and get from place to place without a rush hour. This is the way life used to be. Be quick to inspect this absolute stunner. Call Anthony at 0402 540 504. I look forward to seeing you at the first open home this Saturday from 11 - 11:30 am. DISCLAIMER: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. LOOKING TO BUY BUT NEED TO SELL FIRST? There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress-free as possible. Contact Ant to find out more.