

**2/437 Wards Hill Road, Empire Bay, NSW 2257**



**House For Sale**

Thursday, 16 May 2024

2/437 Wards Hill Road, Empire Bay, NSW 2257

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Carey



TOM WILSON  
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## Contact Agent

This brand new two-bedroom home is located in the Bayside Gardens Lifestyle Village. The home is immaculately presented with laminate flooring through the living spaces and carpet in bedrooms. The home features include;- Two good sized bedrooms both with fitted built in robes and ceiling fans - A designer kitchen with loads of cupboard and bench space, soft close cabinetry, large breakfast bar, dishwasher, microwave space and gas cooking with electric oven- The lounge and dining space is open planned with split system air conditioning for heating and cooling- The Bathroom has a frameless shower screen, wall hung vanity & shaving cabinet, toilet and quality fixtures and fittings- A separate laundry with storage cupboard and second toilet accesses the courtyard and clothes line- A private veranda and single carport for the motor vehicle and garden shed for storage. The home is brand new and positioned with no neighbours across the road. This private and secluded retreat enjoys an exceptional location with close proximity to:- Major shopping centres Woy Woy and Erina Fair- Ettalong beach, Umina Beach, Avoca Beach, Killcare Beach- Woy Woy Railway and the M1 Motorway. This lovely home will not last long so be quick and call John Carey now on 0417 683 925 to arrange an immediate inspection. If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0417 683 925 to schedule a chat. To view all the homes we have for sale, please visit [www.randwuminabeach.com.au](http://www.randwuminabeach.com.au). Disclaimer: Richardson & Wrench Umina Beach 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.