

**2/7-11 Rickard Road, Empire Bay, NSW 2257**



**Sold Townhouse**

Sunday, 25 February 2024

2/7-11 Rickard Road, Empire Bay, NSW 2257

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



John Carey  
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Francois Duverge  
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**\$830,000**

This spacious, modern Townhouse is positioned in the desirable suburb of Empire Bay and located within walking distance of shops, public transport and the Empire Bay waterfront. This town house is perfect for first home buyers, retirees, investors, or those looking to downsize to a generous sized property with less maintenance. The Townhouse features include: - Three bedrooms all with robes the main with ensuite bathroom - Two bathrooms and three toilets. The bathrooms are all upstairs with the third toilet located downstairs in the internal laundry. - The kitchen is modern with quality fixtures and fittings, large pantry space, ceramic cooktop, wall oven, dishwasher, stone bench top, breakfast bar and is positioned to overlook the back yard. - The living and dining spaces are open planned and have a wonderful flow to the covered alfresco area and back yard. - A second living area is located upstairs with a wonderful flow to the upstairs balcony. - The townhouse has been freshly painted throughout, has tiled living spaces downstairs and timber finishes to the upstairs living space and bedrooms and Ducted Air Conditioning for Heating and Cooling and all year round comfort. - The ideal parking scenario with a double garage, automatic door and internal access. What a fabulous location that is a less than a half hour drive to Erina Fair shopping centre and Terrigal Beach and less than 10 minutes' drive to Ettalong Beach and Woy Woy Railway station. This townhouse is perfect for first home buyers, retirees, investors or those looking to downsize but you need to be fast so, call John Carey on 0417 683 925 as quality are still selling fast!!! If you are currently not able 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 investigation.