

**2/74 Beach Street, Ettalong Beach, NSW 2257**

**McGrath**

**Villa For Sale**

Thursday, 18 April 2024

2/74 Beach Street, Ettalong Beach, NSW 2257

**Bedrooms: 3**

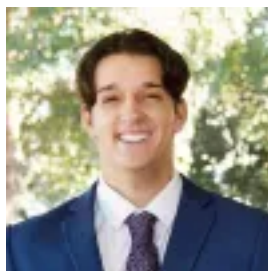
**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Matthew Dawson  
0243445544



Luca Zerdo  
0243445544

## Price on request

Close to all the Peninsula has to offer, this modern three bedroom, two bathroom villa offers a unique opportunity to live in style, in a fantastic and convenient location with the sands of Ettalong just 700 metres away. Positioned at the rear of just two villa's with its own independent car access, you will feel like you are living in a house. Whether walking down to Ettalong for a coffee or an evening out at one of the fabulous restaurants, this beautiful villa will appeal to all buyers.- Large open plan living facing private courtyard- Master bedroom with large walk-in robe and ensuite; air conditioner- Good sized second and third bedrooms with built-ins - Modern kitchen featuring dishwasher, electric cooking and stone benches- Two well maintained modern bathrooms; air conditioning in lounge- Rear lane access to automatic double garaging with internal access- Undercover patio for entertaining guests; low maintenance gardens- Moments to either Ettalong, Umina or Woy Woy shopping- Ten minute drive to Woy Woy Station; close to all amenities- 15 minute drive to M1 motorway; 45 minute drive to NorthConnex

KEY DETAILS: Council Rates \$1,349pa Water Rates \$913pa