

**2 Boongala Avenue, Empire Bay, NSW 2257**

**House For Sale**

Wednesday, 17 January 2024



2 Boongala Avenue, Empire Bay, NSW 2257

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 891 m2**

**Type: House**



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## Contact Agent

This stunning 5 bedroom family home is the perfect blend of modern design and comfortable living. Situated on a generous 891.6 sqm block, this property offers ample space for you and your family to enjoy. As you enter the home, you will be greeted by a well-designed floor plan that maximizes natural light and creates a seamless flow between the living spaces. The interior features hardwood flooring, giving the home a warm and inviting atmosphere. The living room is spacious and perfect for entertaining guests or relaxing with family and friends. The kitchen is a chef's dream, equipped with electric appliances and ample storage space, the dining room is adjacent to the kitchen, creating a seamless transition between cooking and dining. The bedrooms are generously sized and offer plenty of natural light. The master bedroom boasts a large walk in robe and ensuite bathroom, providing a private retreat for relaxation. The remaining bedrooms share a well-appointed family bathroom, ensuring convenience for the whole family. Step outside and you will find a beautifully landscaped backyard, complete with a covered entertaining area and pergola. This outdoor space is perfect for hosting barbecues, enjoying a morning coffee, or simply unwinding after a long day. The yard is spacious and offers endless possibilities for gardening and outdoor activities. Located in a peaceful neighborhood, this property offers a serene and tranquil lifestyle. The surrounding nature and greenery create a picturesque setting, perfect for those seeking a peaceful retreat. Empire Bay is known for its friendly community and convenient amenities, including shops, schools, boat ramp and ferry wharf. Don't miss the opportunity to make this house your home. With its modern design, spacious layout, and desirable location, this property is sure to impress. Additional features include:- Large main bedroom with huge walk in wardrobe and ensuite- Three further bedrooms, upstairs two with built-in wardrobes- Large family bathroom on the upper level with corner spa bath- Large rumpus room/parents retreat upstairs with double doors leading to Juliet balcony- Timber floors, high ceilings and ducted air conditioning throughout- Fifth bedroom plus study on the entry level with easy access to the triple garage- Huge internal laundry, ample storage and cupboard space throughout- Open Living dining and kitchen with electric appliances and dishwasher- Covered outdoor entertaining area overlooking the privately manicured backyard- Super quiet location, walking distance to village shops, cafe, bottle shop and boat ramp- Pest & Building Report available - Contact Matthew on 0417 230 732 or via email [matthew.kidd@raywhite.com](mailto:matthew.kidd@raywhite.com) APPROXIMATE KEY DETAILS Land size: 891.6sqm Council rates: \$1,855p/a Water rates: \$995p/a Rental Estimate: \$900 - \$950p/w DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Bensville/Empire Bay does not represent the accuracy of the information