

**32/437 Wards Hill Road, Empire Bay, NSW 2257**



**Sold House**

Saturday, 8 June 2024

32/437 Wards Hill Road, Empire Bay, NSW 2257

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Carey



TOM WILSON  
0421490062

**\$320,000**

This 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. Quality finishes throughout the home and a unique garden reserve outlook from the covered veranda. The home features include:- Two good sized bedrooms both with built in robes- A Beautiful kitchen with loads of cupboard and bench space, breakfast bar, large fridge space, generous pantry, dishwasher, microwave space and gas cooking- The lounge and dining space is open planned with split system air conditioning for heating and cooling- The Bathroom has a shower and toilet and quality fixtures and fittings- A separate laundry with storage cupboard accesses the courtyard and clothes line- A private veranda and single carport for the motor vehicle- The weekly site fees are \$251.00The home is unique with no neighbours across the road, solar panels on the roof, floorboards throughout the living spaces and private entertainment areaNote: The property is currently vacant & empty with furniture on display for advertising onlyThis 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 MotorwayThis 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.