

40 Rosella Road, Empire Bay, NSW 2257



House For Sale

Wednesday, 17 April 2024

40 Rosella Road, Empire Bay, NSW 2257

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 759 m2

Type: House



Matthew Kidd
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Tiffany Mooney
0406398432

\$1,100,000 - \$1,200,000

Exuding warmth and a captivating cottage appeal, this immaculate home opens to reveal light-filled spaces with a generous floor plan that emphasises on a relaxed and easy care living. Complementing the home is the beautiful gardens and private lawn areas shaded under a magnificent frangipani tree. Set on a sizable 759sqm block, the home showcases a perfect North-easterly aspect. Light filled interiors extend out to sun washed alfresco areas, showcasing an outdoor spa, built in bbq and large yard. This is a wonderful home to start family life or an equally as appealing downsizer, in a fantastic pocket, a stroll to the boat ramp, ferry, and village shops. Additional features include:- Large master bedroom to the rear with built in wardrobe- Three further bedrooms, two with built in wardrobes- Inviting entrance leads to light filled combined lounge and dining- Stylish kitchen is the hub of the home with breakfast bar- Family room opens out to a private, paved courtyard that would invite year round entertaining- Two modern and spacious bathrooms- Original part of home Circa 1940's with extensions and renovations completed to cater for modern family living- 2 x Split system air conditioners and slow combustion fireplace in living room- Single lock up garage to the rear with side access- Low maintenance and beautifully landscaped gardens- Fully fenced ideal for pets & children- Easy access to schools, shops and boating and facilities nearby- Located 90 minutes north of Sydney, short drive to Woy Woy station- Pest & Building Report available - Contact Matthew on 0417 230 732 or via email matthew.kidd@raywhite.com KEY DETAILS Land size: 759 sqm approx Council Rates: \$1,808 per annum Water Rates: \$995 per annum Rental Estimate: Approx \$780 - \$820 per week 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