

45 Greenfield Road, Empire Bay, NSW 2257



House For Sale

Thursday, 15 February 2024

45 Greenfield Road, Empire Bay, NSW 2257

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 765 m2

Type: House



Matthew Kidd
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Tiffany Mooney
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\$850,000 - \$935,000

Beautifully presented throughout this modern two-bedroom home reveals a bright, free-flowing floorplan and is set on a private 765sqm block. The immaculate interiors are flooded with natural light showcasing beautiful timber floor boards throughout, a spacious open-plan kitchen, dining and living room flowing outside to a covered outdoor entertaining area, private fully fenced back yard and a single carport with adjoining workshop. Perfect for first home buyers, downsizers or investors this standout investment is a property not to be missed. Situated just a short stroll to the water's edge and village shops, this property would suit those looking to enjoy a relaxed lifestyle in a highly desirable location.

Additional Features:- Two generous sized bedrooms both with built in wardrobes & split system air-conditioning- East facing front deck with hand operated awnings- Spacious bathroom with separate bath & shower- In addition to the main bathroom there are two separate toilets with wash-basins- Open plan & north-facing kitchen, dining and living area with split system air conditioning - Remote controlled awnings to northern windows, 2 Velux Skylights to bathroom and bedroom two- Tech cupboard/study nook in living area with NBN connection- Contemporary design, high pitched ceiling with high-line louvered windows creating an abundance of natural light throughout the home- Generous kitchen with ample storage including large easy access drawers and induction cooktop- Separate laundry with storage and pantry- Covered outdoor entertaining with hand operated awnings overlooking backyard- Energy efficient with 7 kw solar panels, 8,000 litre under-house rainwater tanks and fully insulated walls, floors and ceilings- LPG for hot water and heater outlets in living spaces- Low maintenance gardens including raised garden beds with fruit trees- Detached single carport with adjoining storage area/ workshop- Ample off-street parking with potential to build a granny flat to the front of the property STCA- Minutes to schools, shops, transport and pristine beaches • Pest & Building Report available - Contact Matthew on 0417 230 732 or via email matthew.kidd@raywhite.com

APPROXIMATE KEY DETAILS
Land size: Land size 765sqm
Council rates: \$1,679 p/a
Water rates: \$995 p/a
Rental Estimate: \$575 - \$595 p/w

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