

9/340 Ocean View Road, Ettalong Beach, NSW 2257 **RayWhite**

Townhouse For Sale

Tuesday, 19 December 2023

9/340 Ocean View Road, Ettalong Beach, NSW 2257

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$2,100,000 - \$2,300,000

Superbly positioned in what is arguably Ettalong's finest location, step directly out of this masterfully renovated townhouse onto the beach front reserve and onto the sand. Imagine sunny days spent swimming in crystal clear water and popping back to your home to relax watching the stunning ocean views and the passing parade. Throw away the car keys as everything you will ever need is only a moment's walk away. Ettalong Markets, Cinema Paradiso, cafes, award winning restaurants and a myriad of specialty shops are directly across the road. Direct access to the beach front reserve from your courtyard where you can step straight on to the Palm Beach ferry linking you to Patonga and Palm Beach via the beautiful Broken Bay. A short level stroll to all that the Ettalong village is famous for, this location will surely have you spoiled for choice. Some of the distinguishing features of this fantastic townhouse include:

- Blackbutt hybrid timber flooring throughout, new led lighting, ceiling fans, and built-in wardrobes
- Huge master bedroom bathed in natural light with captivating and expansive water views. Automatic block out blinds separate you from the balcony at the touch of a button. Cleverly re-designed from the original floor plan, this master bedroom showcases a stunning ensuite, new built-in robe with additional storage and private parents retreat
- The kitchen needs to be seen to be believed. Meticulously designed with integrated Fisher & Paykel appliances, induction cooktop, Miele dishwasher, stone benchtops, mirrored splashback, and soft close cabinetry
- 2nd and 3rd bedrooms include built-in robes and ceiling fans, and share a sunny north facing balcony
- The sunken lounge makes way for the uninterrupted expansive ocean views from the kitchen and dining area
- Oversized floor to ceiling sliding doors welcome the natural light and seamlessly flow into your sun-drenched courtyard with established low maintenance lawn
- Renovated bathroom with free standing bath, frameless shower screen, floor to ceiling tiling and soft close cabinetry
- Single garage with remote controlled door and internal access
- Internal laundry complete with 3rd toilet
- Reverse cycle A/C ensures year round comfort

This property is designed with the utmost practicality in mind where all the finer details have been cleverly addressed with no expense spared. If this is the lifestyle you are seeking then I look forward to showing you through this amazing residence. Please give Ant a call on 0402 540504 and book your private appointment today. Alternatively come to the open home this Saturday from 10:45 til 11:15am. Council rates: \$1,882.81 Water rates: \$912.92 Strata Fees: \$990 p/q

DISCLAIMER: We 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. **LOOKING TO BUY BUT NEED TO SELL FIRST?** There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more.