

137 Empire Bay Drive, Empire Bay, NSW, 2257



House For Sale

Tuesday, 20 August 2024

137 Empire Bay Drive, Empire Bay, NSW, 2257

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Matthew Kidd
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Tiffany Mooney
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Charming Empire Bay Retreat on Expansive 897sqm Block

Nestled on a generous 897sqm block, this inviting entry-level home offers a peaceful, leafy lifestyle with glimpses of the water. The property features a centrally located kitchen and a practical floor plan that seamlessly connects the open-plan living, dining and kitchen areas. Step outside to discover a lush outdoor oasis with an elevated north-easterly aspect, perfect for relaxation and entertaining. With potential to enclose the downstairs area, this home is the ideal entry point into the highly sought-after Empire Bay market.

In addition to the main residence, the property includes a versatile one-bedroom studio, perfect for in-law accommodation, a home office, or a teenager's retreat. The studio features an open-plan living and dining area, a separate bedroom with a built-in robe, and a spacious bathroom.

Key Features:

- Two bedrooms, both with built-in wardrobes
- Sunlit open-plan living and dining areas adjacent to the kitchen
- Glass sliding doors from dining and living spaces lead to an outdoor deck and entertaining area
- Large, covered rear balcony ideal for entertaining or soaking up the sun while overlooking the tranquil backyard
- Multiple outdoor entertaining spaces, plus a generous lawn and garden area
- Positioned on a sizable 897sqm block with a sunny north-easterly aspect
- Perfect for first-time buyers or investors
- Additional undercover parking beneath the house, with the potential for easy enclosure
- One-bedroom open-plan studio at the rear
- Conveniently located minutes from the Coast's best beaches, boat ramps, local shops, and easy access to Woy Woy train station for commuters.

APPROXIMATE KEY DETAILS

Land Size: 897sqm

Council rates: \$1,890.14 p/a

Water rates: \$1,146.75 p/a

Rental estimate: \$650 - \$680 p/w

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