

26 Boongala Ave, Empire Bay, NSW, 2257

House For Sale

Tuesday, 10 September 2024

26 Boongala Ave, Empire Bay, NSW, 2257

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tom OGorman

Waterside Low Maintenance Living!

Perfect for the retiree, downsizer, first home buyer or investor, this lovely single level, three bedroom home is located just moments to the Empire Bay boat ramp, wharf and shops, providing idyllic waterside living.

Offering light filled open plan living complete with a north facing fully enclosed sunroom, this brick home sits on a flat, level block and features an enclosed rear courtyard and an easy care fenced front garden. There are solar panels to save on electricity costs and 2 x split system air conditioners and ceiling fans for year round comfort. Additional features of this charming home include:

- * Freestanding Torrens Title - no strata fees
- * North facing, fully enclosed sunroom with tinted windows for privacy & air conditioning
- * Modern kitchen with breakfast bar
- * 3 bedrooms, all with built-in mirrored wardrobes
- * Single garage with internal access
- * Carport with extra height
- * Private and fenced paved rear courtyard
- * 500m to Empire Bay Wharf & the boat ramp
- * 400m to the shops & 600m to the playground & tennis courts!
- * 8km to Woy Woy Station

Rates: \$1,314.53 pa

Water: \$1,046.75 pa + usage

Potential rental: \$550-\$600pw