

**28 Hillcrest Road, Empire Bay, NSW 2257**

**House For Sale**

Sunday, 23 June 2024

28 Hillcrest Road, Empire Bay, NSW 2257

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Area: 974 m2**

**Type: House**



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## Contact Agent

Nestled on a serene, elevated 974sqm northeast-facing block, this spacious home is currently configured as an attached dual occupancy. It offers an exceptional investment opportunity with a combined rental income of approximately \$1200 per week, or the perfect in-law accommodation. Alternatively, the property can be easily transformed back into a substantial single-family residence. The charming front cottage includes three inviting bedrooms with the master suite featuring ensuite access. With dual aspect windows, the spacious open-plan lounge/dining room is filled with character and natural light. The modern kitchen is fitted with high end appliances and a breakfast bar. The deck offers a tranquil, leafy outlook and is perfect for relaxed BBQ's or morning coffee overlooking the Bay. The rear cottage boasts two comfortable bedrooms and a bathroom with separate toilet and laundry with external access. The spacious open-plan living area is a peaceful haven with double velux skylights ensuring the area is light-filled. There is a sizeable, covered courtyard that feels like a private oasis and ensures your entertaining of guests can continue even when it rains. The large backyard is accessed by feature sandstone steps, has another outdoor dining space and areas of grass and established gardens. The house is complemented by a double drive through garage with adjoining new studio with ensuite, perfect for a private home office or guest accommodation. Additional inclusions are split system air conditioning, ceiling fans and slow combustion fire ensuring you are comfortable all year round. It's energy efficient features include solar panels connected to the grid and multiple water tanks connected to plumbing, making the property both eco-friendly and cost-effective. Located an easy walk to the village shops, including restaurant and deli, waterfront reserve, parks and tennis courts it really is the perfect mix of tranquillity and convenience.