

**42 Shelly Beach Road, Empire Bay, NSW, 2257**



**House For Sale**

Wednesday, 11 September 2024

42 Shelly Beach Road, Empire Bay, NSW, 2257

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Dale Bassett

0243445544

## **Luxurious waterfront property with exceptional boating facilities**

Discover the pinnacle of waterfront living with this extraordinary north facing property, ideal for the avid boating enthusiast. Set on an expansive 1,393sqm, this luxurious home features a private jetty, three mooring pens two boat sheds with slip ways, and mooring capacity for up to six boats. Inside, you'll find five spacious bedrooms, a dedicated study, and two elegant living spaces designed for comfort and style.

- Unrivalled and unparalleled boating facilities
- Direct access to serene waters from your own jetty
- Secure storage and convenience for your watercraft
- Five bedrooms plus additional study
- Internal lift accessible from the garage
- Open plan living upstairs seamlessly blending the kitchen, living and dining
- Set on 1,393sqm of beautifully landscaped grounds
- Ample space for alfresco dining and gatherings
- Equipped with high-end appliances and finishes
- Master suite with ensuite bathroom and water views

### **KEY DETAILS:**

Council Rates \$4,120pa

Water Rates \$1,147pa