

**49/437 Wards Hill Rd, Empire Bay, NSW, 2257**



**House For Sale**

Sunday, 18 August 2024

49/437 Wards Hill Rd, Empire Bay, NSW, 2257

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Carey

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## Private & Maintenance Free

Welcome to 49/437 Wards Hill Road, Empire Bay. This one-bedroom home is located in the Bayside Gardens Lifestyle Village. The home is immaculately presented with open plan living space and no neighbours opposite so, sit on your balcony and enjoy the beautiful outlook.

The home features include;

- One good sized bedroom with large built-in wardrobe and ensuite bathroom.
- A Beautiful kitchen with large breakfast bar, utility cupboard, gas cooktop and loads of cupboard and bench space.
- The lounge and dining space is open planned with split system air conditioning for heating and cooling.
- The Bathroom has a shower and toilet and quality fixtures, fittings and combines with the laundry.
- The veranda creates a homestead feel with the large covered space overlooking the park and barbeque area
- A large single carport with storage shed at the rear.
- The weekly site fees are \$291.00

The home is unique with no neighbours across the road and is ideal for those looking for a low maintenance lifestyle.

This private and secluded retreat enjoys an exceptional location with close proximity to:

- Major shopping centres Woy Woy and Erina Fair
- Ettalong beach, Umina Beach, Avoca Beach, Killcare Beach
- Woy Woy Railway and the M1 Motorway

This lovely home will not last long so be quick and call John Carey now on 0417 683 925 to arrange an immediate inspection.

If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0417 683 925 to schedule a chat.

To view all the homes we have for sale, please visit [www.randwuminabeach.com.au](http://www.randwuminabeach.com.au)

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