

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



**House For Sale**

Wednesday, 11 September 2024

61 Hillcrest Road, Empire Bay, NSW, 2257

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Matthew Kidd  
0417230732



Tiffany Mooney  
0406398432

## Charming Coastal Cottage with Modern One-Bedroom Granny Flat

This enchanting coastal cottage is the perfect entertainer's retreat, seamlessly blending indoor and outdoor living. Overflowing with charm, the home's captivating street appeal is enhanced by timber floors and high ceilings throughout. The well-designed, open floor plan includes three spacious bedrooms and multiple living areas, ideal for both relaxation and social gatherings. Completing this exceptional property is a fully council-approved, modern one-bedroom granny flat, perfect for guests or in-law accommodation.

Set in a highly sought-after location, this recently refreshed single-level home is surrounded by lush, landscaped gardens, creating a serene and private retreat.

### Key Features:

- Master bedroom with ensuite and large built-in wardrobe
- Two additional bedrooms with built-in wardrobes and ceiling fans
- Formal living room with timber flooring and built-in gas fireplace
- Centrally located kitchen with ample bench space, cabinetry, and large gas cooktop
- Dining room flows via French doors into a spacious family room
- Light-filled living room with split-system air conditioning and slow combustion fireplace
- North-East facing undercover entertaining deck, perfect for year-round enjoyment
- Fully fenced, level yard framed by established gardens
- Modern, council-approved one-bedroom granny flat with spacious open plan design
- Under-house garage, storage and workshop, ample off-street parking

### APPROXIMATE KEY DETAILS

Land Size: 771sqm

Council rates: \$2032.90 per annum

Water rates: \$1146.75 per annum

Rental estimate: \$TBA

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