

**2/112 Broken Bay Road, Ettalong Beach, NSW 2257 Raine&Horne.**

**Townhouse For Sale**

Tuesday, 25 June 2024

2/112 Broken Bay Road, Ettalong Beach, NSW 2257

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m2**

**Type: Townhouse**



Andrew Persiani  
0243417111



Jack Lawler  
0420499792

**\$1,200,000**

We are proud to present 2/112 Broken Bay Road, Ettalong Beach, a townhouse established in one of the peninsulas most sought after locations, sitting approximately 200m from the sands of Ettalong Beach. The thoughtful design takes full advantage of the properties ideal position with a sundrenched north facing balcony which captures the sun and the cool ocean breeze in summer, the free-flowing kitchen, living and dining area with high ceilings and smartly placed windows makes this light filled space the centre piece for the home. The spacious master bedroom features a walk-in wardrobe and ensuite for added convenience, the entire upper level has ducted air-conditioning keeping the home at an even temperature through all seasons. The lower level has a second living space, an enclosed sunroom as well as two good sized bedrooms with built in wardrobes and bathroom. Other Notable Features Include: -☑Convenient double car garage -☑Downstairs air conditioning-☑Upstairs powder room and intercom system Approximate distances: -☑1km to main shopping strip of Umina Beach-☑1km to main shopping strip of Ettalong Beach-☑1.8km to Ettalong Beach Ferry Take your pick from the cafes and beach of Umina or the boutique shops and restaurants of Ettalong, make this incredible townhouse your permanent beachside residence. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.