

**3/38 Flounder Road, Ettalong Beach, NSW, 2257**



**Villa For Sale**

Friday, 16 August 2024

3/38 Flounder Road, Ettalong Beach, NSW, 2257

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**

## Spacious Rear Villa in a complex of only 3 villas!

### PREMIUM LOCATION - WALK TO SHOPS AND BEACH

This spacious 3-Bedroom villa has everything you could ask for. Whether you are looking for your first home, downsizing or an investment property, this is the one.

Perfectly located in one of Ettalong's most sought-after streets and only a few minutes' walk to the waterfront, Palm Beach ferry, shops, cafes, restaurants, cinemas & village markets.

This villa is positioned at the rear of a well-maintained complex of only 3 villas with a generous U-Shaped courtyard and offers the potential for side access to park a second vehicle, a small boat or trailer behind the gate.

Other features to this lovely villa include:

- Three good-sized bedrooms, all with built-in robes
- Main bedroom with an ensuite bathroom
- Generous living room and large separate dining area
- Neat & functional kitchen with plenty of cupboard space, electric cooktop, and rangehood
- Original and tidy main bathroom with separate shower and bathtub and a separate toilet
- Internal laundry positioned at the rear of the garage with external access to the generous courtyard
- Reverse cycle split air-conditioning unit in the living area and ceiling fans in 2 of the bedrooms
- Plenty of storage space
- Large single garage with automatic door and internal access to the villa
- Large covered outdoor paved entertaining area – perfect spot to gather family and friends
- Private and low maintenance outdoor space with established plants and grass area
- Bus stop only 200 meters away, with excellent local bus service for the Peninsula
- One-of-three owner occupied villas with self-managed strata

Rates - \$1,431 per annum

Water - \$1,063 per annum excl. usage

Strata fees - \$375 per quarter

Rental estimate – \$660 – \$680 per week

When location matters this property is situated approximately:

- 300 metres to Ettalong Beach Shopping Strip
- 450 metres to the sandy beaches of Ettalong
- 900 metres to Palm Beach ferry
- Less than 4 km to Woy Woy Train Station

Fantastic opportunity in this highly desirable position so call Francois Duverge now on 0487 342 467 to book in your private 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 0487 342 467 to schedule a chat.

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

Disclaimer: Richardson & Wrench Umina Beach 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.