

**21 Raymond Rd, Phegans Bay, NSW, 2256**

**McGrath**

**House For Sale**

Thursday, 28 November 2024

21 Raymond Rd, Phegans Bay, NSW, 2256

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tom Leivers  
0243445544

## Potential dual occupancy 200 metres stroll to waterfront

Charming waterside living in Phegans Bay, nestled in the leafy, tranquil micro suburb of Phegans Bay, this beautifully renovated property offers a perfect blend of relaxed coastal living and modern comforts. With a self-contained studio, spacious outdoor areas, and water views, this home is ideal for both serene living and entertaining. Perfect for dual occupancy investment.

- Gorgeous sun drenched lawn framed by palms and a variety of fruit trees
- Large entertainer's balcony with built-in bar and serving window overlooking the bay
- Renovated kitchen with timber tops, stainless steel appliances and bi-fold windows
- Kitchen includes stainless steel gas range and recent air conditioning unit
- Hardwood timber floors throughout, with open plan dining and living areas
- Fully renovated bathroom with a bath/shower combo and modern finishes
- Downstairs studio with open plan living/bedroom and kitchenette
- Also, complete with fully renovated bathroom and home work space
- Enormous lower deck on studio level with built-in seating and waterviews
- Brief stroll to public waterfront and jetty; short drive to M1/trains to Sydney/Newcastle

### KEY DETAILS:

Council Rates \$1,542pa

Water Rates \$1,147pa