

49 Boongala Ave, Empire Bay, NSW, 2257



House For Sale

Tuesday, 12 November 2024

49 Boongala Ave, Empire Bay, NSW, 2257

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Matthew Kidd

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Charming Family Home with Endless Potential

If you're looking for a home that seamlessly blends charm, comfort, and opportunity, this property could be your perfect match. Situated on a peaceful street just moments from the water, this beautifully presented, single-level residence offers an outstanding opportunity for buyers seeking spacious living and a serene lifestyle.

Set on a sunny, level 695sqm block, this cherished family home boasts a versatile layout, including a generous lounge, a dedicated dining area off the kitchen, and a bright rumpus room that opens to the covered entertaining deck and sunny backyard-perfect for entertaining or simply relaxing.

Key Features:

- Immaculately maintained single-level home with a practical, functional floor plan
- Formal lounge with a northerly aspect, complete with a cozy bar or study nook
- Dining area adjacent to a central kitchen offering ample bench space
- Three spacious bedrooms with built-in wardrobes; master with ensuite
- Sunlit rumpus room at the rear, opening to an inviting outdoor entertaining area
- Expansive, level backyard-ideal for children and pets to enjoy
- Side access to a detached double garage conveniently located at the back of the property
- Prime location close to beaches, shops, public transport, and Woy Woy station
- This home is a must-see for anyone in search of a tranquil yet convenient lifestyle. Don't miss the chance to make it your own!

APPROXIMATE KEY DETAILS

Land Size: 695sqm

Council rates: \$1,801 p/a

Water rates: \$1,147 p/a

Rental: \$650 - \$680 per week

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