

1/20 Teloopa St, Booker Bay, NSW 2257



Villa For Sale

Thursday, 12 December 2024

1/20 Teloopa St, Booker Bay, NSW 2257

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Francois Duverge



Liz Donohoe

For Sale - Contact Agent

Discover the epitome of low-maintenance luxury in this exceptional single-level villa, completed in 2020. Perfectly positioned just steps from the pristine Booker Bay foreshore, this modern residence offers the ultimate beachside lifestyle. Key Features:

- Prime Location - A short, level stroll to cafes, restaurants, the Palm Beach ferry, local theatre, Ettalong Beach town centre, and the vibrant beachfront.
- Exclusive Setting - One of only two villas in a self-managed strata complex, ensuring privacy and ease of management.
- Three generous bedrooms with built-in wardrobes and ceiling fans, including a master suite with a walk-in robe and luxurious ensuite.
- Modern Kitchen with Granite benchtops, a breakfast bar, quality appliances (Induction cooktop, integrated oven, rangehood, and dishwasher), and soft-close cabinetry.
- Open Plan Living - Light-filled living spaces flowing seamlessly to an alfresco area through bi-fold doors.
- Outdoor Entertaining - An inviting alfresco area with electric blinds for year-round comfort, complemented by a large deck perfect for hosting guests.
- Stylish main bathroom with a freestanding bathtub and spacious shower.
- Convenience & Comfort - Blackbutt timber flooring, quality carpets, ducted reverse-cycle air conditioning, and continuous gas hot water.
- Practical Extras - European laundry with custom cabinetry, Double Car Garage with internal access, and ample storage.
- Beautiful Landscaping - Established front garden with a rainwater storage system.
- Bus stop only 180 meters away, with excellent local bus service for the Peninsula Rates - \$1,200 approx. per annum Water - \$1,060 approx. per annum excl. usage Strata fees - \$300 approx. per quarter

When location matters this property is situated approximately:

- 300 metres to the Booker Bay foreshore
- 700 metres to Palm Beach ferry
- 750 metres to Ettalong Beach Shopping Strip
- 4.5 km to Woy Woy Train Station

This villa offers a relaxed beach lifestyle, ideal for downsizers or anyone seeking the perfect combination of luxury, convenience, and low-maintenance living. Call Francois Duverge today on 0487 342 467 to arrange a private viewing and make this coastal gem your own! 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

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.