



### 64 Rosella Road EMPIRE BAY NSW

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Elevated with a beautiful leafy outlook this charming cottage is set on a large north-east facing block in the lovely village of Empire Bay.

Located just 800m to Empire Bay Ferry Wharf and 800m to Empire Bay Public School the home offers a fabulous opportunity for a young family or those looking to downsize. The large tiled lounge room leads through French doors to the open plan kitchen/dining/family room and there is a huge covered entertaining area overlooking the beautifully tended gardens and fenced backyard. Other attributes include:

\* Timber floors throughout

[For full version visit the website](https://www.changeproperty.com.au)

**Type** : House  
**Land Size** : 773 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/empire-bay/residential/house/8550047>



INTERNAL FLOOR AREA - 148m<sup>2</sup>  
 LAND SIZE - 778m<sup>2</sup>

Indicative only. All dimensions and element positions are approximate. Information on this plan comes from sources we believe to be accurate, but its accuracy is not guaranteed. Interested parties should make and rely on their own inquiries.



64 ROSELLA ROAD, EMPIRE BAY