



### 32a Sorrento Road EMPIRE BAY NSW

4 3 4

First time offered for sale is this absolute North facing waterfront property with 53m jetty and slipway. The home is in original condition ready to be renovated to your design.

\* Huge solid brick home set on a level 732m2 block

\* 4 Bedrooms, 2 with ensuites, main bathroom and extra shower and toilet to garage

\* Huge full length undercover balcony leading from all living areas

\* 2 Double garages both drive through to waterfront + workshop with 3 phase power

Rarely do properties with this much potential come on the market. Be sure you don't miss out. Available to take your call 7 days a week.

**Type** : House

**Land Size** : 732 sqm

**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/empire-bay/residential/house/8550166>



### 32A Sorrento Road, Empire Bay



LOWER LEVEL	: 50m <sup>2</sup>
UPPER LEVEL	: 188m <sup>2</sup>
GARAGES	: 118m <sup>2</sup>
BALCONY	: 70m <sup>2</sup>
PATIO	: 30m <sup>2</sup>
TOTAL	: 436m <sup>2</sup>

Disclaimer : Plans prepared by Key2Exposure. Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



SITE PLAN



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LOWER LEVEL	: 50m <sup>2</sup>
UPPER LEVEL	: 185m <sup>2</sup>
GARAGES	: 118m <sup>2</sup>
BALCONY	: 70m <sup>2</sup>
PATIO	: 30m <sup>2</sup>
TOTAL	: 436m <sup>2</sup>