



#### 44 Broadwater Drive SARATOGA NSW

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This charming, character filled home is set on 2.5 level acres with direct access to waterfront reserve and is also within proximity to Saratoga Village shops, the local school, ferry, and gorgeous beaches are just a short drive away.

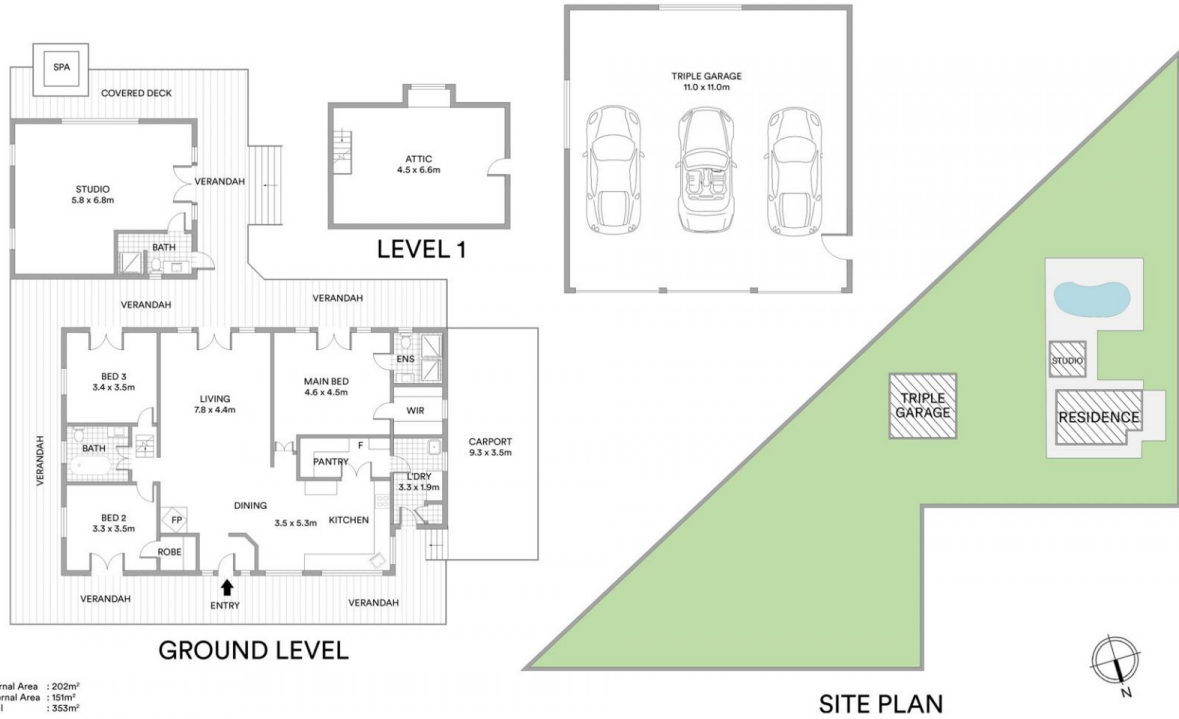
Single level and enjoying all day sun, the home has a country feel with high ceilings, ornate cornices, leadlight windows, and timber floors. Offering a versatile floorplan for the larger or extended family the main home has open plan living, 3 bedrooms with French doors that open to the verandah plus there is a separate studio with ensuite. Complete with an attic with dormer window that would be perfect as an additional bedroom or rumpus, this home is unique in its charm and location! Additional features

**Type** : House  
**Price** : \$ 1,850,000  
**Land Size** : 10300 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/saratoga/residential/house/8550326>



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Internal Area : 202m<sup>2</sup>  
External Area : 151m<sup>2</sup>  
Total : 353m<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.