



**26 Boongala Avenue Empire Bay NSW**

3 1 2

Perfect for the retiree, downsizer, first home buyer or investor, this lovely single level, three bedroom home is located just moments to the Empire Bay boat ramp, wharf and shops, providing idyllic waterside living.

Offering light filled open plan living complete with a north facing fully enclosed sunroom, this brick home sits on a flat, level block and features an enclosed rear courtyard and an easy care fenced front garden. There are solar panels to save on electricity costs and 2 x split system air conditioners and ceiling fans for year round comfort. Additional features of this charming home include:

\* Freestanding Torrens Title - no strata fees

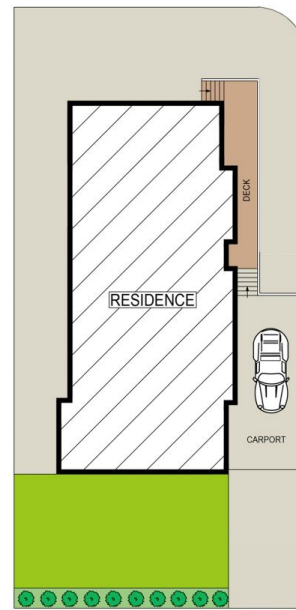
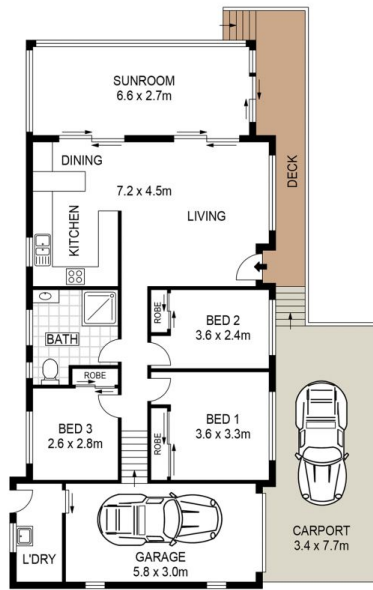
[For full version visit the website](https://www.changeproperty.com.au/sale/nsw/central-coast-region/empire-bay/residential/house/8550455)

**Type** : House  
**Price** : \$ 785,000  
**Building Size** : 94 sqm  
**Land Size** : 317 sqm  
**View** : <https://www.changeproperty.com.au/sale/nsw/central-coast-region/empire-bay/residential/house/8550455>



**Tom O'Gorman**

# 26 Boongala Avenue, Empire Bay NSW 2257



SITE PLAN (NOT TO SCALE)

INTERNAL AREA 94m<sup>2</sup>  
EXTERNAL AREA 26m<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

georgebrand

