

52 Shelly Beach Road Empire Bay, NSW



### Waterfront delight with jetty and pool

This generous home with private jetty and in-ground pool offers an incredible waterfront lifestyle opportunity that is simply not to be missed.

The north-facing aspect with generously spacious interiors allows for an abundance of natural light, and the awe-inspiring water views can be appreciated from all principal living areas. Ideal for entertaining with in-ground pool or simply stroll out to your private mooring to make the most of direct access to the beauty of Brisbane Water.

**Price:** Suburb record  
**Council Rates:** \$3,598.63/year (approx)  
**Water Rates:** \$720.32/year (approx)

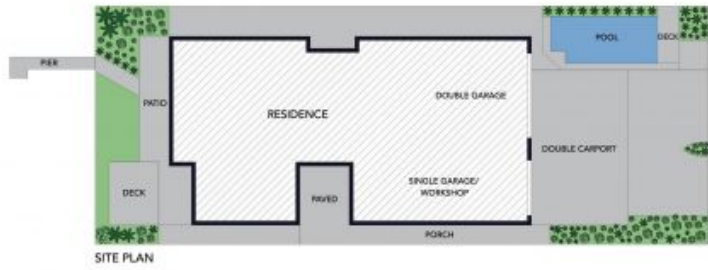


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FIRST FLOOR



SITE PLAN



GROUND FLOOR



The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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STONE



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of water elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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