



5/47-49 The Esplanade Ettalong Beach, NSW

## LEASED

Street frontage, ground level position already set up for cafe style business within a modern residential development. Highly sought after position opposite the beach and surrounded by high density residential tenancies.

- Approx 39.25 sqm internal space
- 1 parking space for parking or storage
- Use of shared disability bathroom facilities
- Opposite Ettalong Beach
- Just 80 minutes north of Sydney CBD
- 20 minutes to Palm Beach by Ferry
- In the heart of Ettalong Village retail precinct

For more information call 4369 6000

**Council Rates:** \$400.00/year (approx)  
**Water Rates:** \$400.00/year (approx)  
**Strata Rates:** \$2,000.00/year (approx)



**Helen Hughes**

0418 220 622



**Christel Renton**

0417 208 314