

10 Shelly Beach Road Empire Bay

STONE



10 Shelly Beach Road Empire Bay, NSW



North facing waterfront reserve

Opportunity awaits with this rare north facing waterfront reserve property offering endless potential. Set in the desired Empire Bay, this stunning position includes 1,037sqm of level land with a three to four bedroom brick home, generous living space and a double lock up garage.

Surrounded by Brisbane Waters and Bouddi National Park this property offers the ultimate lifestyle for families and downsizers. Boasting unobstructed views from the living space and two of the three bedrooms you will enjoy this home all year round.

For the boatie, the home is located a short distance from the local public boat ramp and for convenience just a short walk to the Ferry and village shops. Empire Bay is just a short drive to the Peninsula for beaches, shopping, Woy Woy train station and has its very own popular Empire Bay Public School.

Sunny waterfront reserve position
Opportunity to add your own touch or recreate your own home
Good size separate laundry...

Price: Contact Agent
Council Rates: \$3,312.60/year (approx)
Water Rates: \$994.02/year (approx)



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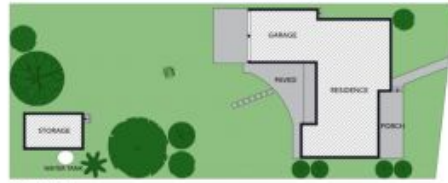
10 Shelly Beach Road
Empire Bay

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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 exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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.