



69 Rickard Road Empire Bay, NSW

5

2

Great Location in the Heart of Empire Bay

Nestled in the sought-after Empire Bay locale, this property offers a spacious 3-bedroom house, as well as a 2-bedroom cabin with its own bathroom and kitchenette, providing ample space for a growing family or potential rental income.

The home boasts a prime location within walking distance to Empire Bay's famous caf?, pizzeria, parks and tennis courts, making it an ideal choice for those seeking convenience and a relaxed coastal lifestyle.

Ideal for families and investors alike the options for this home will tick a lot of the boxes on your list of wants and needs.

- 3 good size rooms
- Tidy living room with working fireplace
- Fresh kitchen and laundry
- 2 bedroom detached studio with its own bathroom and kitchenette
- Located on a large flat 828m2 block with a 17m frontage
- Located meters from local bus stop

Price: Contact Agent
Council Rates: \$2,013.23/year (approx)
Water Rates: \$994.02/year (approx)



**Andrew Van
Bruinessen**
0455 376 290



**Andrew Van
Bruinessen**
0455 376 290



Ground Floor Plan



Studio



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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.

69 Rickard Rd
Empire bay



Ground Floor Plan



Studio



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.