



2/134 Broken Bay Road Ettalong Beach, NSW 3  2  2

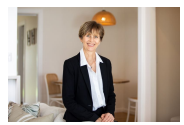
### Spacious & modern with home office

Perfectly positioned, just an easy walk to both Ettalong & Umina beaches, restaurants and retail. This townhouse is spacious, modern and split over two levels, offering 3 bedrooms and a home office or nursery.

- Functional and stylish granite kitchen with gas cooking
- The kitchen flows to living area and outdoor entertaining
- A separate formal dining space to entertain
- Private sunny courtyard with retractable electric awning.
- Second outdoor undercover balcony space at the rear
- Master bedroom suite with walk-in wardrobe and ensuite
- Main bathroom and ensuite both offer full size bathtubs
- Loads of storage space with a ceiling attic and built in robes

**Inspect:** Saturday, 18th May 2024 11:30 - 12:00

**Price:** \$1,250,000  
**Council Rates:** \$1,252.37/year (approx)  
**Water Rates:** \$912.89/year (approx)  
**Strata Rates:** \$10.00 p/q



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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.



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Ettalong Beach



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