



117 Bay Road, Blue Bay

## Prime Position in Prestigious Blue Bay

Beachside opportunities like this are fast becoming a thing of the past, it really is location, location.

Situated in one of the Central Coast's most sought beach suburbs only approx. 450 metres from gorgeous Blue Bay, approx. 700 metres to beautiful Toowoomb Bay, 200 metres to Toowoomb Bay shopping this solid 3 bedroom home really is a blank canvas for the astute buyer.

On an easy maintenance approx. 465sqm east facing block this spacious neat & tidy residence is being offered for the first time in approx. 45 years. Featuring a spacious living area, 3rd bedroom or study, sunroom, air conditioning, polished floorboards, carpet, loads of under house storage and more.

Opportunity exists to renovate for your perfect home or perhaps build your own dream, either way, this should not be missed.

3 1 1

**FOR SALE**  
\$1,250,000

### AGENTS

Scott Bennett  
0418 419 950  
sbennett.theentrance@ljhooker.com.au

### AGENCY

LJ Hooker The Entrance  
(02) 4332 2555

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 17Q9F7M  
Property Type House  
Including Air Conditioning  
Toilets (1)  
Built-in-Robes

**Scott Bennett 0418 419 950**

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**LJ Hooker The Entrance (02) 4332 2555**

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