



Booker Bay, 91a Booker Bay Road

Potential Plus In The Heart Of Booker Bay

Perfectly tucked away and private at the rear of the block awaits this well maintained, single level home that is being offered for sale for the first time in over 25 years.

Providing the perfect opportunity for the first home buyer, downsizer, investor or retiree looking for the perfect coastal lifestyle.

The property features:

- * Spacious living room with plenty of natural lighting
- * Combined kitchen and dining area, that flows seamlessly to the outdoor courtyard
- * Well equipped kitchen with electric cooker, double sink and great bench space
- * Three bedrooms all with built in robes
- * Reverse cycle air conditioning, ceiling fans, security system
- * Bathroom with bathtub and separate toilet, laundry room, linen press



Disclaimer: 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.

SOLD

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For Sale
Contact Agent

View
ljhooker.com.au/851GQR

Contact
Simon Hayes
0423 703 062
shayes.eastgosford@ljhooker.com.au

LJ Hooker East Gosford
(02) 4322 5522

- * Single, lock up garage with internal access
- * Sundrenched courtyard with well established gardens

Situated in the highly desirable coastal location of Booker Bay, the home is only a short level stroll to the beach, boat ramp, ferry wharf, local cinema, cafes and restaurants and enjoy the weekend markets at the Italian Paradiso.

The property is also within close proximity to public transport, great schools, shops, Woy Woy CBD and much more.

For more information contact Simon Hayes, 0423 703 062.

Council Rates: \$1,423.76pa approx.

Water Rates: \$1,062.49pa approx. + usage

More About this Property

Property ID	851GQR
Property Type	DuplexSemi-detached
Land Area	248.7 m2
Including	Close to Schools Close to Shops Close to Transport Close to beach

Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.eastgosford@ljhooker.com.au

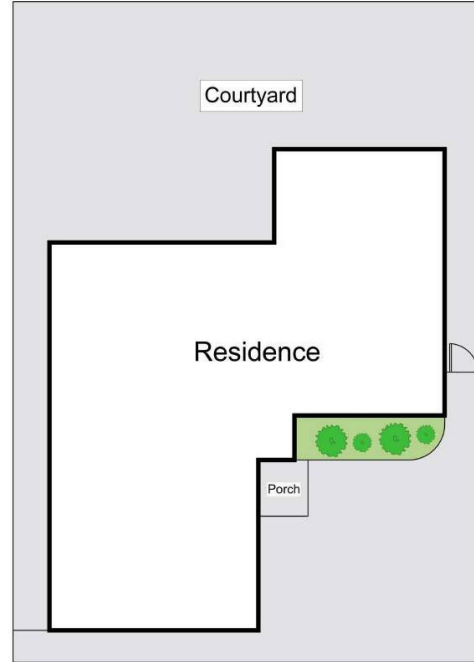
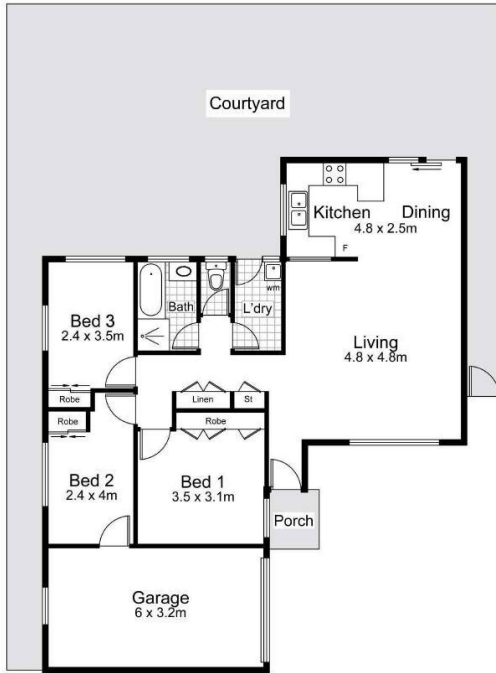
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Site Plan

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0 1 2 3 4 5 SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 104 m²
EXT : 90 m² NOT TO SCALE



2-91a Booker Bay Road, Booker Bay