



Waterfront Luxury with Private Berth -
Your Gateway to Booker Bay Living



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1/58 Booker Bay Road, Booker Bay

\$2,600,000 - \$2,800,000

Welcome to 1/58 Booker Bay Road – a rare opportunity to secure a stunning waterfront residence in one of the Central Coast’s most sought-after locations. Perfectly positioned in a gated complex with uninterrupted views across the shimmering waters of Booker Bay, this three-bedroom ground-floor unit delivers the ultimate blend of style, comfort, and an enviable coastal lifestyle.

From the moment you step inside, you’ll be captivated by the seamless flow of the open-plan living and dining area, spilling out to your private outdoor entertaining space – the perfect setting for morning coffees, sunset drinks, and everything in between.

Boating enthusiasts will revel in the exclusive access to your own private berthing area and shared jetty, putting you just moments from open water adventures. Whether it’s a weekend cruise, a spot of fishing, or an afternoon paddle, your waterfront playground is right at your doorstep. With the berthing being able to accommodate approximately a 28 foot boat.

Set within an immaculate, recently renovated complex, this boutique waterfront residence offers a lifestyle of elegance and ease. Manicured gardens and modern upgrades throughout the building ensure a fresh, contemporary appeal, while residents enjoy exclusive access to a sparkling in-ground swimming pool – the perfect place to unwind on warm summer days. With its pristine presentation and resort-style amenities, the complex complements the home’s

Property ID:	L35869148
Property Type:	Unit
Building / Floor Area:	208
Garages:	2

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waterfront position beautifully. This is the perfect opportunity for a downsizer or for someone looking for the perfect weekend getaway!

Property Highlights:

- Absolute waterfront position with stunning bay views
- Three generous bedrooms, all with built-in robes, the main with an ensuite & walk in robe
- Light-filled open plan living flowing to outdoor entertaining area, with automatic roof opening
- Shared jetty and private berthing area – ideal for boating lovers
- Modern kitchen with quality appliances and ample storage
- Sparkling in-ground swimming pool in the complex
- Secure double lock-up garage
- Low-maintenance lock-up-and-leave lifestyle

Located just moments to the cafes, shops, and restaurants of Ettalong Beach and only a short drive to Woy Woy station for a quick city commute, this property offers both tranquility and convenience.

This is more than just a home – it's a lifestyle investment. Waterfront living of this calibre in Booker Bay is tightly held, and opportunities like this are few and far between.

Contact us today to arrange your private inspection and start living the life you've always dreamed of.

Strata fees are approximately \$2493 per quarter.

Rental Return approx. \$1500 – \$1600 per week.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.