



Beachside Charm



2/112 Broken Bay Road, Ettalong Beach

Sold for \$1,070,000 (Jun 17, 2025)

We are proud to present 2/112 Broken Bay Road, Ettalong Beach. A townhouse established in one of most sought-after locations on the Peninsula, sitting approximately 200m from the sands of Ettalong Beach.

This thoughtful design takes full advantage of the ideal position, with a sundrenched north facing balcony, capturing the sun and the cool ocean breezes. The free-flowing kitchen, living and dining area with high ceilings and smartly placed windows also make for a light filled space and the centre piece for the home.

The spacious master bedroom features a walk-in wardrobe and ensuite for added convenience. The upper level has ducted air-conditioning, keeping the home at an even temperature through all seasons while the lower level offers a second living area, an enclosed sunroom, as well as two good sized bedrooms with built in wardrobes.

Other Notable Features Include:

- Convenient double car garage
- Downstairs air conditioning

Property ID:	L29038841
Property Type:	Townhouse
Building / Floor Area:	203
Garages:	2

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- Ducted air conditioning upstairs
- Natural gas
- Upstairs powder room

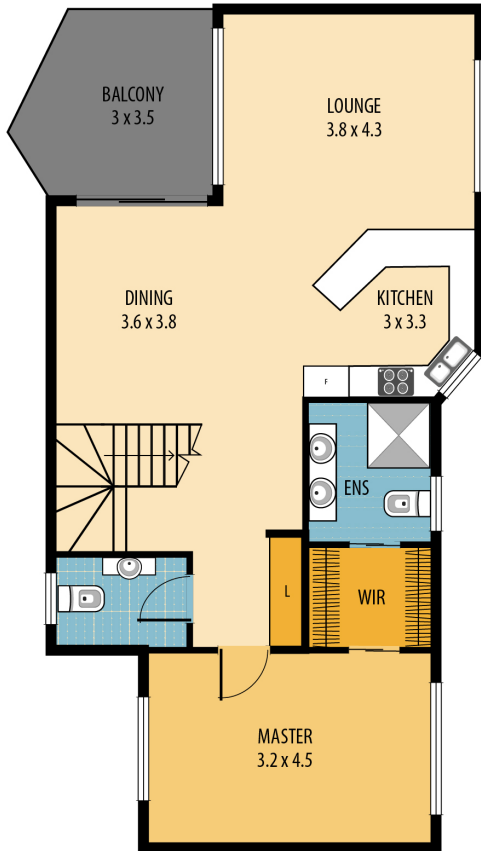
Approximate distances:

- 1km to main shopping strip of Umina Beach
- 1km to main shopping strip of Ettalong Beach
- 1.6km to Ettalong Beach Ferry Service
- 5km to Woy Woy Train Station offering easy access to Sydney
- Entry security gates to complex

Enjoy the cafes, boutique shops, restaurants and the stunning beaches of Umina and Ettalong Beach when you make this incredible townhouse your permanent beachside residence.

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.

UPPER LEVEL



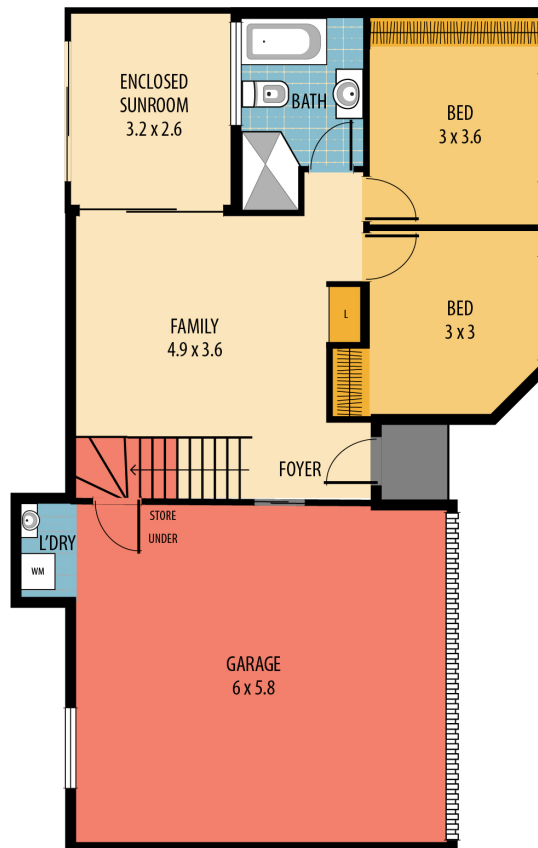
SITE PLAN (not to scale)



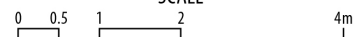
BROKEN BAY RD



LOWER LEVEL



SCALE



2/112 BROKEN BAY RD, ETTALONG BEACH



Disclaimer: This information has been provided to us from the vendor and or their conveyancer or solicitor, no guarantee is given in respect of its accuracy. Any person viewing this information should make their own inquiries and only rely on those inquiries.

Raine & Horne