



## 22 Monastir Road Phegans Bay NSW

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Once in a generation opportunity to secure a waterfront home with an over the water boat house! Super rare and something which can not be replaced!

Open bright interiors combine with a rustic infusion of exposed brick, hardwood, and feature glazing to produce this ultra unique humble and stylish Waterfront retreat. Positioned on approx 500sqm of land with amazing views from every vantage point.

Large floor to ceiling timber windows enrapture the water vista and the jetty, boathouse bring the wonder of living on the water to the next level. The home boasts a large open living area with a full wall of glass overlooking your jetty and the bay, two well appointed bedrooms, modern kitchen and bathroom as well as some serious amount of ground work already done for a further extension.

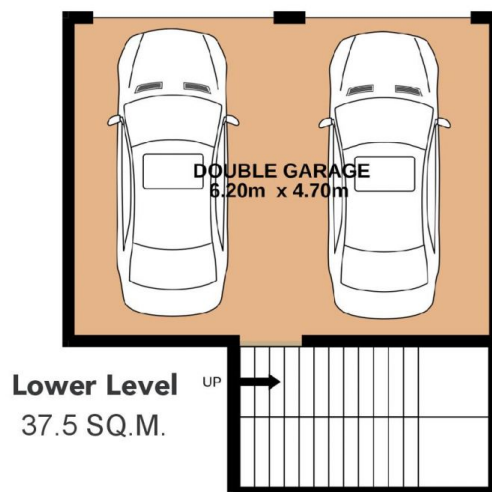
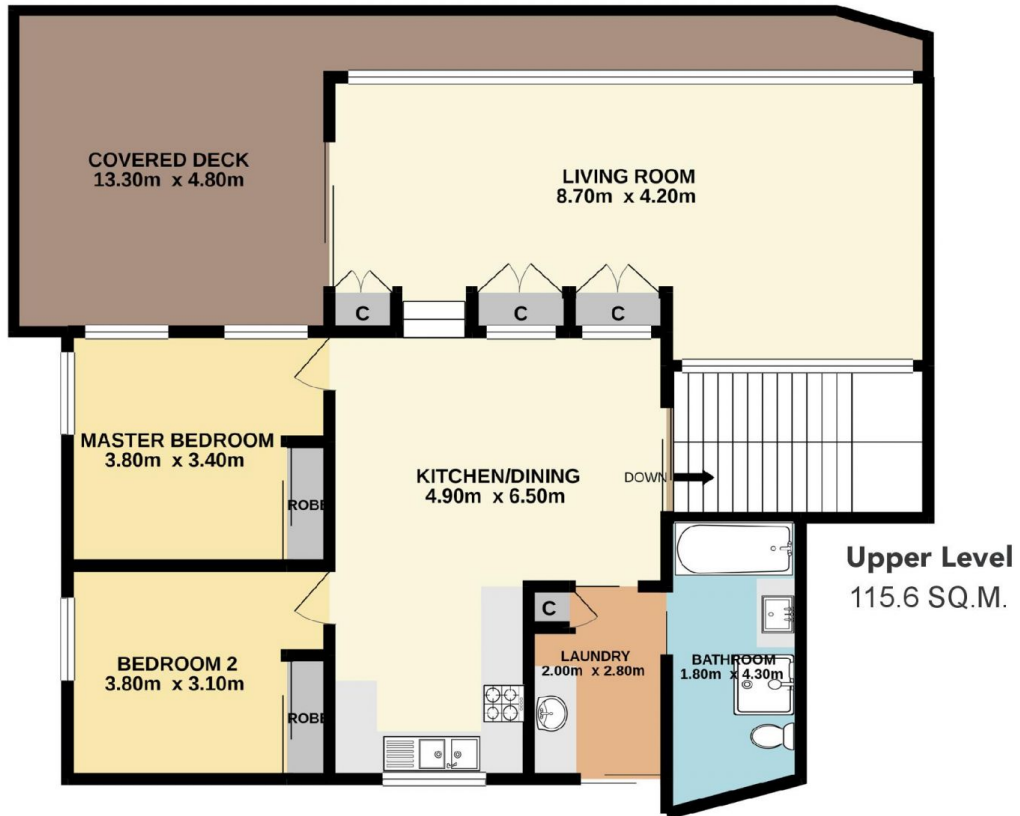
**Land Size** : 500 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/phegans-bay/residential/house/6632052>



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**22 Monastir Avenue, Phegans Bay**

**Total Approx. Floor Area 153.1 SQ.M.**

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.



## SITE PLAN



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