



## Bateau Bay, 10 Epsom Place

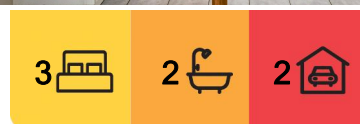
### Light Filled and Spacious, Family Home

Peacefully positioned on the high side of a quiet cul de sac street, on approximately 601sqm block, sits this spacious family home.

This well maintained residence presents an excellent opportunity to secure a lifestyle in the sought after, Bateau Bay area.

The property consists of:

- \* Multiple living zones comprising of, lounge room, formal dining, kitchen, informal dining/living area and separate family room
- \* Well equipped kitchen with gas cooktop, wall oven, dishwasher and ample cupboard space
- \* Main bedroom with walk in robe, ensuite, air conditioning and ceiling fan
- \* Two additional bedrooms all with built ins



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/84GGQR](http://ljhooker.com.au/84GGQR)

**Contact**  
**Simon Hayes**  
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**(02) 4322 5522**

- \* Main bathroom with bath tub and separate toilet
- \* Reverse cycle air conditioning, ceiling fans, gas heating outlet
- \* Laundry room with third toilet
- \* Double car garage with storage and additional off street parking
- \* Outdoor entertaining space - ideal for family BBQ's
- \* Full fenced backyard with well established gardens and separate shed

Whether you're a family looking for a spacious home to add your own finishing touches to, or an investment with potential, this home is located within close proximity to local beaches, Bateau Bay Square shopping centre, schools, public transport, clubs and cafes, presenting a wonderful opportunity for any astute buyer.

For more information, contact Simon Hayes 0423 703 062.

Council Rates: \$2,074pa approx.  
 Water Rates: \$1,014.28pa approx. + usage

## More About this Property

Property ID	84GGQR
Property Type	House
Land Area	601 m2
Including	Close to Schools Close to Shops Close to Transport Close to beach

**Simon Hayes 0423 703 062**  
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