



14 Ithaca Street, Bateau Bay

## Well Presented in a Quality Street!

Well presented in a quality street on a level block is this ideal Bateau Bay home, with bonus outbuilding, that is currently set up a secondary dwelling / studio.

Centrally located in a friendly family neighbourhood, within close proximity to local facilities.

Offered for the first time for sale from its original owner and presenting in immaculate condition, making it the ideal opportunity to add your own stamp to whist being perfectly livable in its current state.

Featuring:

- Main living area and generous dining space.
- Kitchen with plenty of cupboards including overhead storage, dishwasher and capturing an outlook to the rear.
- A second informal dining area that adjoins a sunroom.
- All three bedrooms with built in robes and the main being generous.
- Bathroom with generous vanity area and separate bath and shower.
- Internal laundry that includes a second shower and toilet.

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |  
Bateau Bay  
(02) 4389 1722

LJ Hooker

Outdoors features a patio and decking area with awnings that adjoin the outbuilding adding further versatility, which is currently set up as secondary dwelling / studio with a kitchen, large ensuite bathroom and laundry facilities.

There is also an adjoining garage for additional storage.

Ducted air throughout and neat as a pin.

The Location:

- 1.7 kms to Brooke Avenue Public School.
- 2.4 kms to Tuggerah Lakes Secondary College The Entrance Campus.
- 1.5 kms drive to Bateau Bay Square.
- 1.2 km walk to Bateau Bay Beach, Wyrribalong National Park and walking trails
- 2.6 kms to Shelly Beach and Tuggerah Lakes Golf Course.
- Approximately 12 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way.

Be quick to secure this one, for more information be sure to reach out to Justin or Belinda today.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

## MORE DETAILS

Property ID	WW6GJF
Property Type	House
Land Area	619.7 m2

**Tim Bembridge 0403 665 630**

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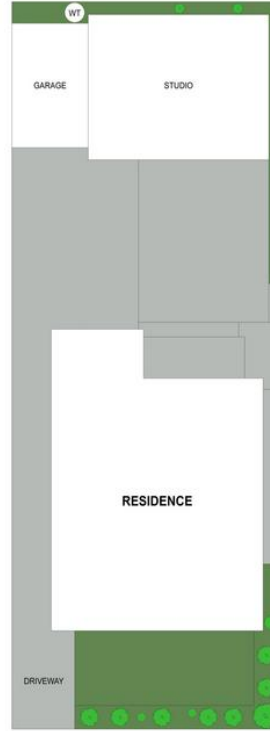
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