

## Bateau Bay, 23 Morley Avenue

### Spacious Family Home with built in Studio!

Occupying an elevated position and capturing a stunning outlook.

Well-presented inside and out.

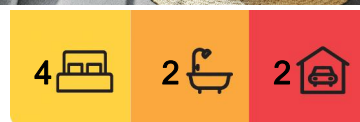
Equipped with a bonus built in studio.

Empty and ready to occupy now.

This is 23 Morley Avenue, Bateau Bay!

The generous floor plan features:

\*Grand entrance and foyer area.



**For Sale**  
Contact Agent

**View**  
Sat 26th Jul @ 11:00AM - 11:30AM

**Contact**  
**Justin Bond**  
0406 999 007  
justin.bond@ljhooker.com.au  
**Belinda Bond**  
0400 544 557  
belinda.bond@ljhooker.com.au



**Disclaimer:** 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.

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

\*Large front living area with dramatic vaulted ceilings, air conditioning and capturing an abundance of natural light.

\*Kitchen with plenty of storage, dishwasher and double oven.

\*Separate (formal) dining area, currently displayed as a study.

\*Main living and dining area capture a nice district view.

\*Bonus sitting area, adjoining a covered outdoor area that captures an expansive outlook towards Terrigal, the ideal place to entertain guests.

\*Main bedroom with large walk-in robe.

\*Three more bedrooms, all offering built in robes.

\*Modern bathroom plus extra WC.

Downstairs is a large studio, with enough space to fit a bed and living area and also featuring a complete bathroom and kitchenette.

Ideal for the family member requiring their own space or could make for the perfect home office.

Outdoors is a spacious rear yard and neatly landscaped grounds.

Storage is plentiful with an oversized double lock up garage and workshop area, plus extra under house storage and internal laundry.

The Location:

- \* 2.1 kms to Bateau Bay Public School.
- \* 4.6 kms to Tuggerah Lakes Secondary College Tumby Umbi Campus
- \* 3.4 kms drive to Bateau Bay Square.
- \* 4.8 kms to Shelly Beach and Golf course.
- \* 2.7 km to Bateau Bay Beach, Wyrabalong National Park and walking trails
- \* Approximately 12 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way

This home is very well presented with fresh paint, new blinds, LED downlights and lighting throughout.

Conveniently located close to schools, shops, parks, and local beaches —offering the perfect balance of coastal lifestyle and everyday convenience.

Don't miss this opportunity to purchase a quality family home in a blue-chip neighbourhood!

Be sure to contact Justin or Belinda today to arrange your own private viewing, or view as advertised.



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## More About this Property

Property ID	WP1GJF
Property Type	House
Land Area	604.3 m2
Including	Toilets (1)

**Justin Bond 0406 999 007**

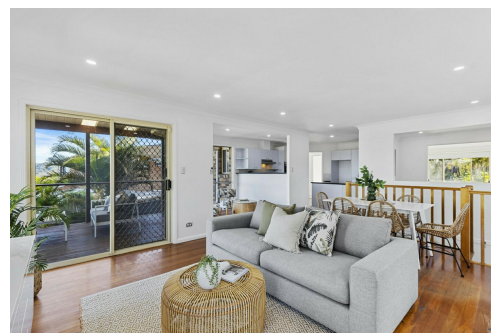
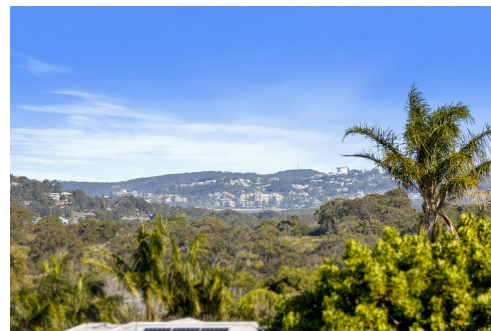
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## 23 Morley Avenue Bateau Bay



Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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APPROX. INT : 261m<sup>2</sup>  
APPROX. EXT : 48m<sup>2</sup>



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