

## Bateau Bay, 29 Murrumbidgee Crescent

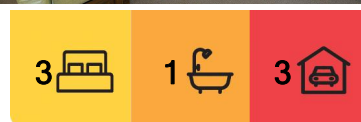
Well Presented in a Quality Street!

Well presented in a quality street on a level block is this ideal Bateau Bay home, with an in ground pool.

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

Featuring:

- \* Main living area with space for a study nook.
- \* Kitchen with plenty of storage, dishwasher and capturing a clear outlook to the in ground pool.
- \* Dining area and family room featuring / second living space.
- \* All three bedrooms with built in robes.
- \* Bathroom featuring a frameless shower screen and floor to ceiling tiles.
- \* Internal laundry.



**For Sale**  
Please Call

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

**Contact**  
**Justin Bond**  
0406 999 007  
[justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)  
**Belinda Bond**  
0400 544 557  
[belinda.bond@ljhooker.com.au](mailto: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**



Outdoors features a covered entertaining area and a sparkling in ground pool &ndash; creating for the perfect environment to entertain or play.

There is also a bonus lock-up garage for additional storage.

This home is the ideal entry level opportunity to a much sort after street.

The Location:

- \* 1.8 kms to Brooke Avenue Public School.
- \* 2.3 kms to Tuggerah Lakes Secondary College.
- \* 1.5 kms drive to Bateau Bay Square.
- \* 1.3 km walk to Bateau Bay Beach, Wyrabalong 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 About this Property

<b>Property ID</b>	WJKGJF
<b>Property Type</b>	House
<b>Land Area</b>	696.7 m2

**Justin Bond 0406 999 007**

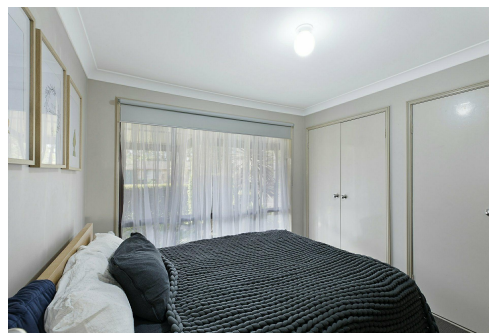
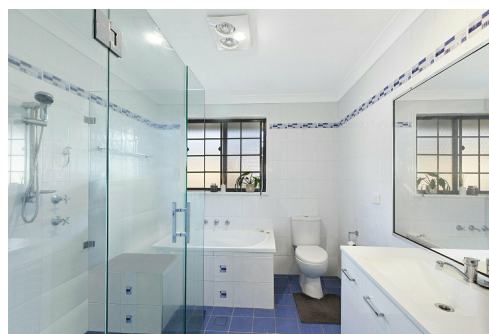
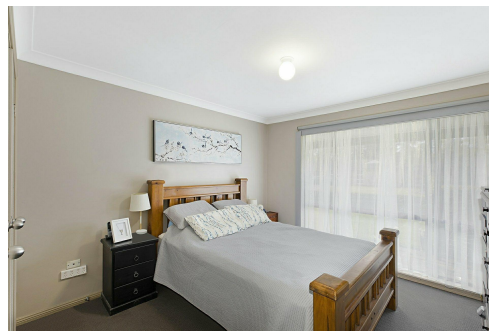
Principal - Licensee | [justin.bond@ljhooker.com.au](mailto:justin.bond@ljhooker.com.au)

**Belinda Bond 0400 544 557**

Principal - Licensee | [belinda.bond@ljhooker.com.au](mailto:belinda.bond@ljhooker.com.au)

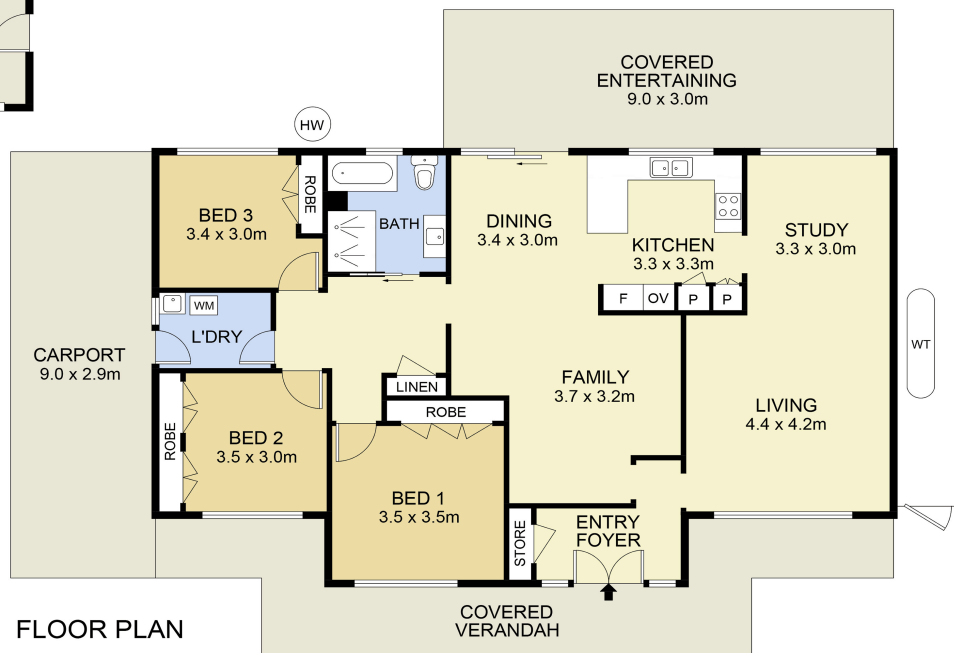
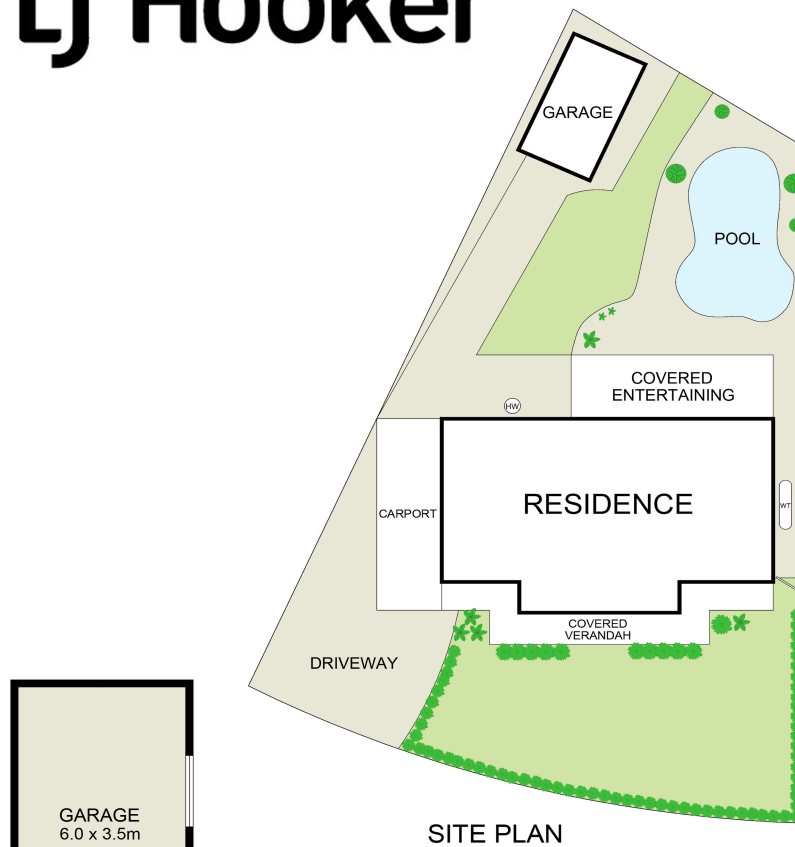
**LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**

Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261  
[tumbiumbi.ljhooker.com.au](http://tumbiumbi.ljhooker.com.au) | [tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au)



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0 1 2 3 4 5  
SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 145m<sup>2</sup>  
EXT : 78m<sup>2</sup> **NOT TO SCALE**



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