

## Bateau Bay, 3 Lancaster Parade

### Large Family Home!

Adjoining council reserve and capturing a peaceful outlook from the entertaining area, is this large family home in a sought after suburb.

This home offers generous proportions for the whole family, plus a garage that can accommodate an abundance of storage.

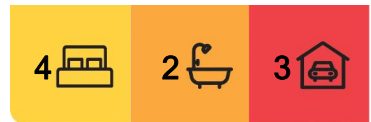
Be amazed by 3 Lancaster Parade, Bateau Bay.

Inside you will be greeted by:

- \* A separate air conditioned front living area.
- \* Kitchen with modern appliances including dishwasher and a gas cook top.
- \* Dining area.
- \* Oversized air-conditioned family room, that adjoins a large rear outdoor entertaining area.



**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.



**For Sale**  
Contact Agent

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

- \* Four bedrooms, three with built-in robes plus an ensuite to the main.
- \* Main bathroom with separate bath and shower.
- \* Internal laundry.

Outside is an oversized entertainment area, the ideal place to set up for large family gatherings - plus there is a large yard with some fruit trees, a built in BBQ area, and outlook to the reserve and mountains.

Garaging is taken care of by a tandem plus single garage, that can offer an abundance of storage, with remote entry and internal access to the home.

The grounds are neatly landscaped and the home is finished throughout with neutral tones and colour schemes.

The location:

- \* 5.1 kms to Wamberal Public School.
- \* 3.7 kms to Tuggerah Lakes Secondary College Tumbi Umbi Campus
- \* 3.4 kms drive to Bateau Bay Square.
- \* 2.5 km to Bateau Bay Beach, Wyrabalong National Park and walking trails
- \* Approximately 12 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way

Empty and ready to occupy!

If you have been looking for a large family home, be quick to contact 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>	WJHGJF
<b>Property Type</b>	House
<b>Land Area</b>	622.3 m2

**Justin Bond 0406 999 007**

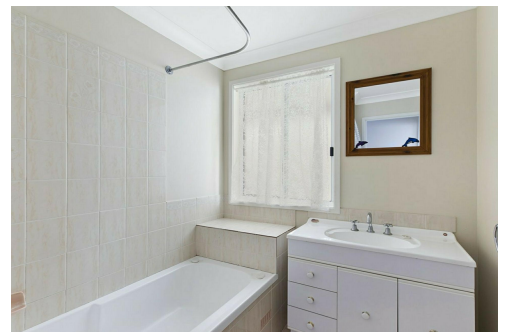
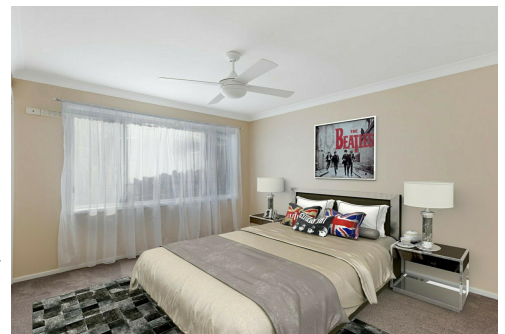
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0 1 2 3 4 5 SCALE (METRES)

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 : 237m<sup>2</sup>  
EXT : 24m<sup>2</sup> NOT TO SCALE

### 3 Lancaster Parade