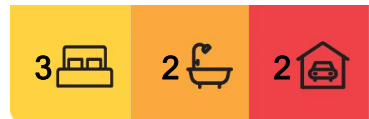


## Bateau Bay, 34 Belford Avenue

Perfectly presented single level home.

Presenting this unique family home with an amazing feeling of air, space, light and privacy and occupying a premium position. Located in the sought after suburb of Bateau Bay, this immaculate family home is found within only minutes drive to some of the Central Coast finest beaches and lifestyle choices, and a short drive to freeway connecting Sydney and Newcastle. This stunning property is looking for new owners and will suit all types of buyers looking for that something special!

- \* Three good sized bedrooms, main with ensuite.
- \* Generous living spaces, formal lounge / dining area with plenty of natural light.
- \* Modern kitchen with plenty of storage space, dishwasher and gas cooking.
- \* Double garage, with plenty of off-street parking.
- \* Outdoor entertaining area overlooking large backyard.
- \* Landscaped gardens with private surrounds.
- \* Found close to Schools, shopping Complex and public transport.



**For Sale**

Price Guide: \$935,000

**View**

[ljhooker.com.au/WFMGJF](http://ljhooker.com.au/WFMGJF)

**Contact**

**Craig Trehearne**

0478 072 257

[craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@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**

- \* Stunning presentation throughout and surely to impress.
- \* Two recently renovated bathrooms, ceiling fans, natural gas and air conditioning.

Owners seeking offers today! Contact Craig for inspection times on 0478 072 257.

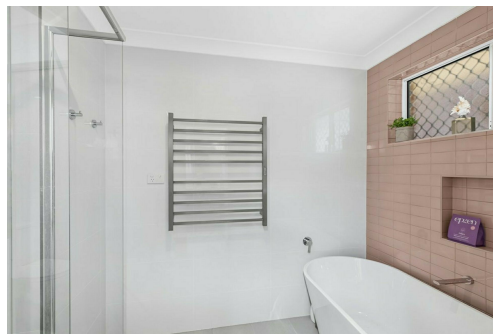
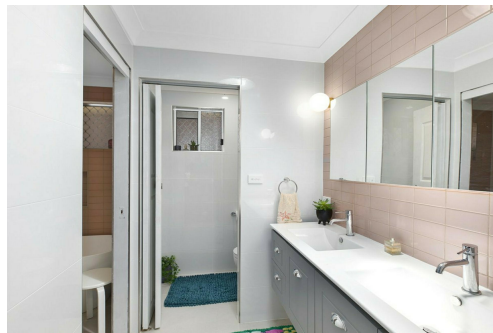
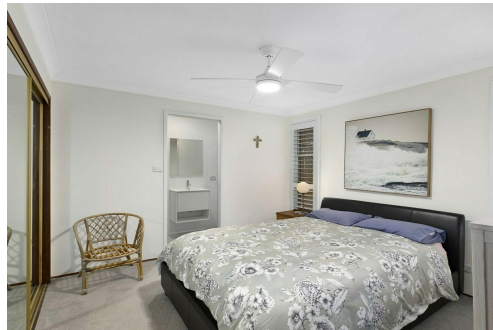
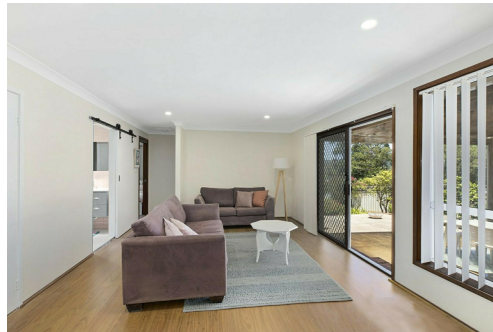
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## More About this Property

Property ID	WFMGJF
Property Type	House
Land Area	741 m2

**Craig Trehearne 0478 072 257**  
 Sales Consultant L.R.E.A | [craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

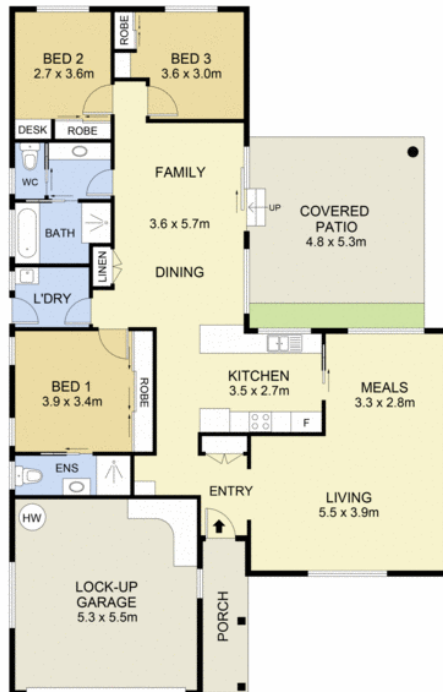
**LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722**  
 Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261  
[tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au) | [tumbiumbi@ljhooker.com.au](mailto:tumbiumbi@ljhooker.com.au)



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 Vale | Bateau Bay  
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FLOOR PLAN



SITE PLAN

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 : 30m<sup>2</sup> NOT TO SCALE



34 Belford Avenue, Bateau Bay