








40 Poplars Avenue, Bateau Bay

# Rare East Side Gem - Original Five Bedroom Home Ready for Transformation

Positioned in a quiet cul de sac in sought after Bateau Bay's "East side", this original five bedroom residence presents an exceptional opportunity for renovators, builders, investors or those looking to create their dream coastal home. Set on a generous 695.6sqm block and just minutes from pristine beaches, local shopping, quality schools and public transport, the property offers outstanding potential in a tightly held lifestyle location.

Held by the same family for over 40 years, the home is ready for a significant transformation and offers the ideal blank canvas for those with vision and creativity. Featuring a flexible floor plan, the residence includes a generous lounge area, central kitchen and dining space, five bedrooms with built in wardrobes, one bathroom and an oversized double garage.

With solid proportions and plenty of scope to reimagine, modernise or completely reinvent, this is a rare opportunity to add substantial value in one of Bateau Bay's most desirable pockets.

5 1 2

**FOR SALE**
Contact Agent

**AGENTS**
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**AGENCY**
LJ Hooker East Gosford
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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

Whether you are looking for your next renovation project, investment opportunity or future dream home site, 40 Poplars Avenue delivers endless potential in one of Bateau Bay's most desirable East side locations.

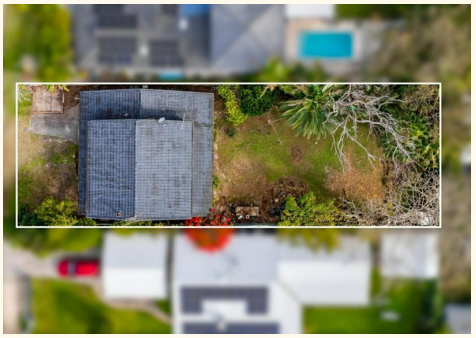
Features:

- Original condition brick home on a generous 695.6m2 block
- 5 spacious bedrooms all with built ins
- Oversized double car garage with plenty of storage space
- Spacious backyard with plenty of room for a pool - (STCA)
- Highly sort after East side location
- Just Minutes to the best beaches, cafes and local shopping

Council Rates: $2,437.21pa approx.
Water Rates: $1,185.08pa approx. + usage

## MORE DETAILS

| | |
|---|---|
| Property ID | 89NGQR |
| Property Type | House |
| Land Area | 695.6 m2 |
| Including | Built-in-Robes |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |
| | Close to beach |
| | Fenced Yard |







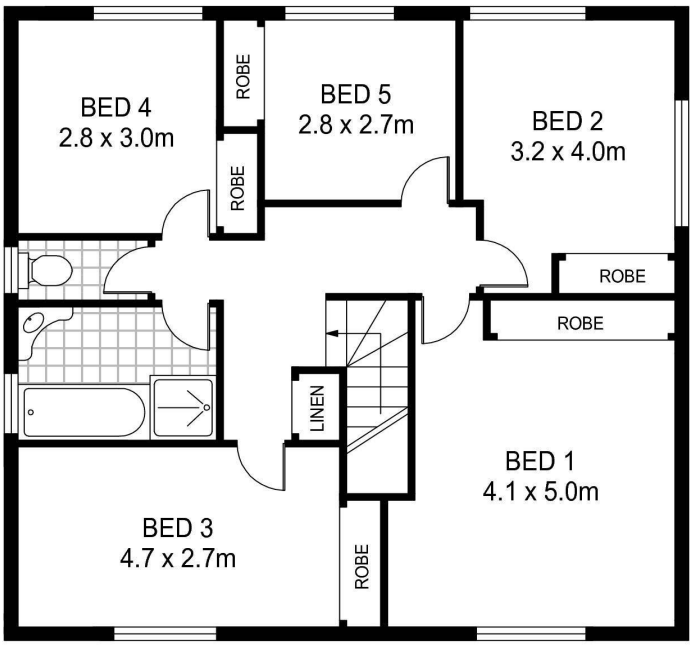




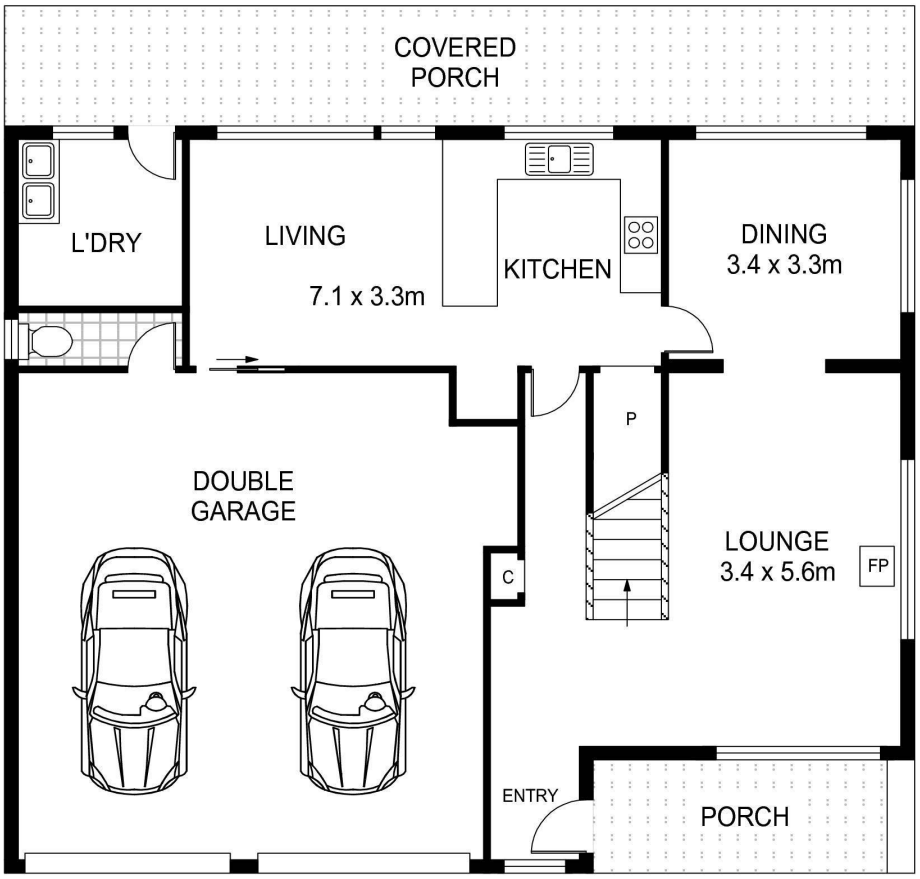
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**FIRST FLOOR**




**GROUND FLOOR**

0 1 2 3 4 5

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 : 172m²
GARAGE : 51m²

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