



Bateau Bay, 5 Ventura Avenue

Well Presented in Quality Suburb!

Set in a coveted beachside suburb, adjoining Ventura Avenue Reserve.

Instant street appeal.

Offering Bateau Bay beach, local cafes and Wyrribalong walking trails all within reach.

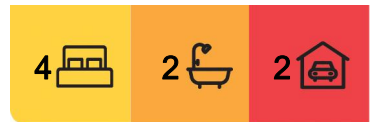
Be quick to inspect 5 Ventura Avenue, Bateau Bay.

Well-presented inside and out featuring:

- * Clever split-level design, allowing for the ideal parents retreat area.
- * Main bedroom featuring walk in robe and ensuite.
- * Modern kitchen with gas cooking and dishwasher adjoining dining.
- * Your choice of two living areas.



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
ljhooker.com.au/WJ9GJF

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

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

- * Near new main bathroom, with high end fixtures and fittings.
- * Internal laundry with bonus third toilet.
- * All bedrooms with built in robes.

There is a sun drenched private front courtyard with bar area, featuring a bifold / survey window making for the ideal place to entertain; plus a large rear yard that offers plenty of space for the family pets or kids to run about in.

A newly laid driveway and front parking bay, and a double lock up garage cater for ample off-street parking, plus the grounds are fully fenced ensuring full use of the land.

Finished throughout with a split system air conditioner, flooring and carpet, ceiling fans, instant gas hot water system and is ready for you to move in and enjoy.

The Location:

- 650m walk to Bateau Bay Public School.
- 1.7 kms walk to Tuggerah Lakes Secondary College.
- 2.5 kms drive to Bateau Bay Square.
- 1.1 km walk or drive to Bateau Bay Beach, Wyrabalong National Park and walking trails
- 2.8 kms to Shelly Beach and Tuggerah Lakes Golf Course.
- Approximately 13 kms to Tuggerah Station, Westfield Shopping Centre, M1 Motorway.

Be quick to secure this desirable family home, for more information be sure to reach out to Justin or Belinda today.

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More About this Property

Property ID	WJ9GJF
Property Type	House
Land Area	600.7 m2

Justin Bond 0406 999 007

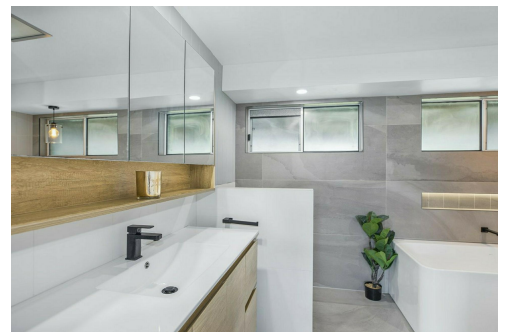
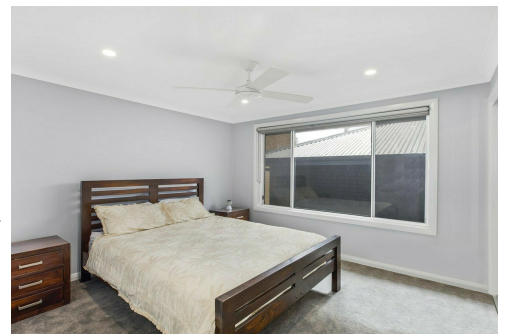
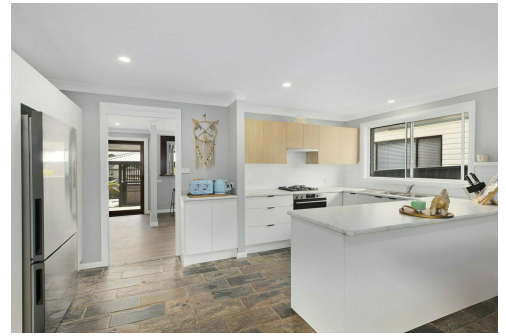
Principal - Licensee | justin.bond@ljhooker.com.au

Belinda Bond 0400 544 557

Principal - Licensee | belinda.bond@ljhooker.com.au

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

Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261
tumbiumbi.ljhooker.com.au | tumbiumbi@ljhooker.com.au



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