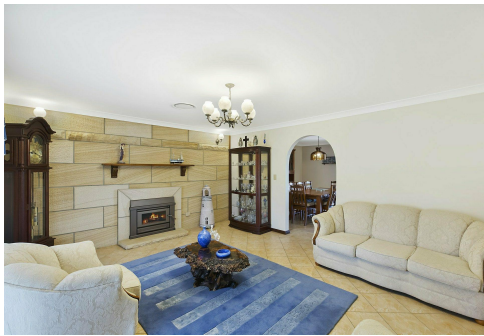




## Bateau Bay, 9 Premier Way

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! The home showcases the perfect lifestyle to ensure indoor and outdoor living flows seamlessly at its best. Expansive open plan living for entertaining and relaxing, spacious alfresco outdoor area overlooking generous sized backyard.

- \* Three good sized bedrooms with ensuite to main.
- \* Generous open plan lounge/formal dining area with plenty of natural light.
- \* Large timber kitchen with state of the art appliances.
- \* Huge family room with its own bar & distance valley views.



**For Sale**  
Please Call

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

**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.

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Vale | Bateau Bay  
(02) 4389 1722**

- \* Two / Three car garage, with plenty of off street parking and extra storage space.
- \* Massive under house storage and workshop space.
- \* Stylish main bathroom accommodating all bedrooms.
- \* Ducted air conditioning, stylish combustion fireplace in formal lounge.
- \* Stunning presentation throughout and surely to impress.
- \* Owners seeking offers today! Contact Craig for inspection times.

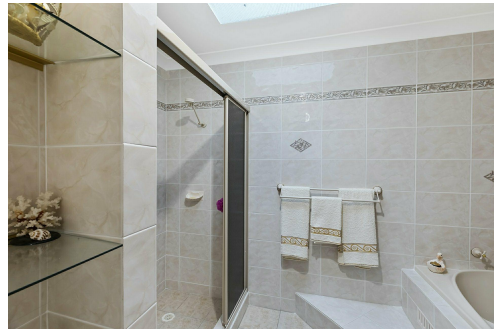
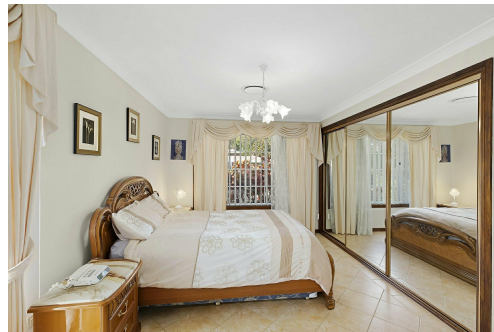
Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. 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

|               |        |
|---------------|--------|
| Property ID   | WGQGJF |
| Property Type | House  |
| Land Area     | 544 m2 |

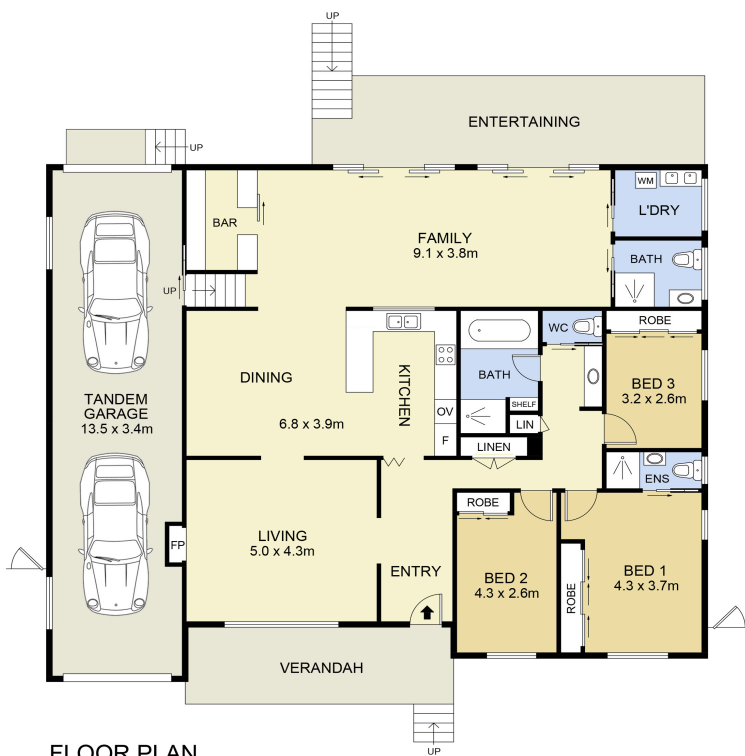
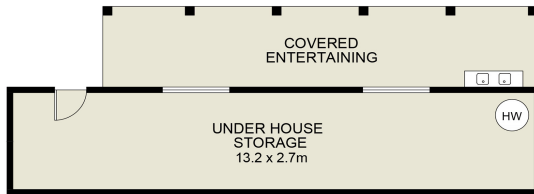
**Craig Trehearne 0478 072 257**  
 Sales Consultant L.R.E.A | [craig.trehearne@ljhooker.com.au](mailto:craig.trehearne@ljhooker.com.au)

**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)

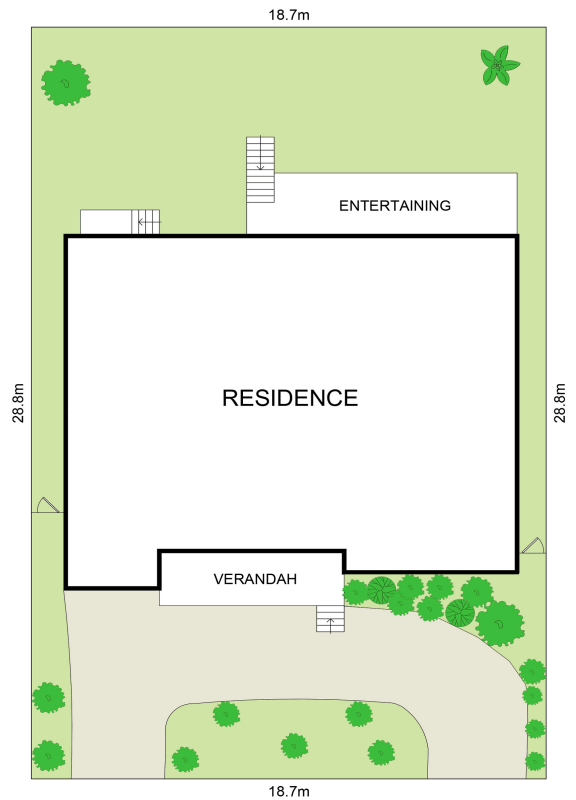


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FLOOR PLAN



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 : 245m<sup>2</sup>  
EXT : 62m<sup>2</sup> NOT TO SCALE

## 9 Premier Way, Bateau Bay