



5/1 York Street, Bateau Bay

## Centrally Located, Private & Low-Maintenance Strata Villa

New to the market, this well-presented three-bedroom strata villa offers a fantastic opportunity for downsizers, first-home buyers, or savvy investors seeking a low-maintenance property in a highly convenient Bateau Bay location. Set within a quiet and well-maintained complex of just six villas, this home provides privacy, comfort, and an easy-care lifestyle.

The functional open-plan living and dining area flows seamlessly to a private courtyard, creating a relaxed space to unwind or entertain. With minimal upkeep required, this is a true "lock-up-and-leave" home-perfect for those who value time, travel, and simplicity. Ideally positioned within a short 15-minute drive to Terrigal and surrounding beaches, shopping centres, schools, and with easy access to the freeway, this location delivers both lifestyle and convenience.

Property Features include:

- .Well-presented kitchen with practical layout
- .Light-filled open-plan living and dining areas
- .Three generously sized bedrooms, all with built-in wardrobes
- .Neat and well-appointed bathroom

3 1 1

### FOR SALE

Price Guide: \$750,000

### AGENTS

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### AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |  
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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

.Single lock-up garage with internal access via the laundry  
.Small, private courtyard with grassed area-ideal for a small pet  
• maintenance design, perfect for downsizers or investors  
Strata fees approx. \$952.80 per quarter  
Council rates approx. \$650.00 per quarter

Whether you're looking for a comfortable permanent residence or a smart investment in a sought-after area, this appealing villa ticks all the boxes for easy, low-stress living.

## MORE DETAILS

Property ID                   WV9GJF  
Property Type               Villa

**Craig Trehearne 0478 072 257**

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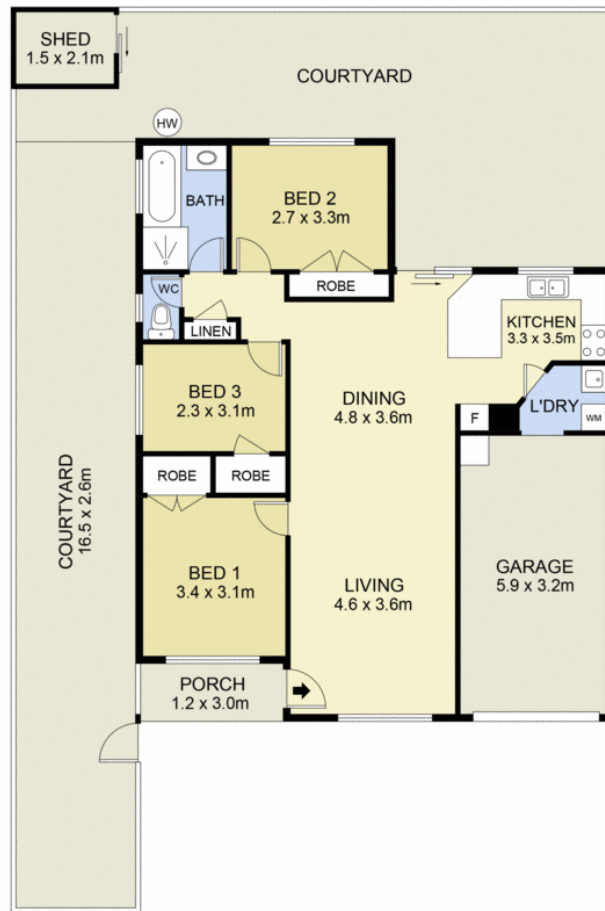
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0 1 2 3 4 5 SCALE METRES

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 : 104m<sup>2</sup>  
EXT : 93m<sup>2</sup> NOT TO SCALE



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