

## Lilli Pilli, 27 Endeavour Avenue

### PRESENTATION AND LOCATION

In real estate they say it's all about the location.

On the water side of George Bass Drive, with views out to Mosquito Bay and the headland, and an approximate 380m walk to the ever-popular Lilli Pilli beach, you don't get much better.

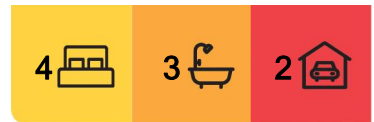
The icing on the cake is the home presents perfectly, all the hard work has been done and it is definitely a "move in ready" proposition with nothing to do. The home itself is constructed in rendered brickwork with a tile roof. There is a good-sized double garage with a drive through facility, perfect for parking that boat or van under the covered rear deck. The easy-care backyard is fenced and there is a generous storage shed at the back of the block.

Downstairs has two good sized bedrooms, one being a guest suite with its own ensuite as well as an office set up just near the front door, perfect for that work from home option.

Upstairs there are two more bedrooms including the main with ensuite and WIR, three of the bedrooms offer their own individual R/C units for comfort all year round, all supported



**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**  
\$1,280,000

**View**  
[ljhooker.com.au/12D6F8F](http://ljhooker.com.au/12D6F8F)

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**(02) 4472 6455**

by a back to grid solar system and solar hot water together with a northerly aspect helping maintain a low carbon footprint.

The living area is open plan and opens onto a selection of two external entertaining areas - the front one open and sunny with views over the ocean, the back one covered and private perfect for summer entertaining in all weathers.

The kitchen is modern and features extensive use of drawers for easy access storage - it really is a chef's delight. Lilli Pilli is always high on peoples wish lists snuggled between Surf Beach and Malua Bay with its Espresso Three66 Café always a great spot for a coffee or a light meal, the newly rebuilt Malua Club is a popular spot and only around a 5-minute Drive away as are the local shops and beach at Malua Bay, Batemans Bay CBD is only around a 12-minute drive close but just out of the hustle and bustle.

If you are looking for that special property in a desirable location this may just be the one.

RATES: \$3,333.91/year

## More About this Property

<b>Property ID</b>	12D6F8F
<b>Property Type</b>	House
<b>House Size</b>	30 m <sup>2</sup>
<b>Land Area</b>	683 m <sup>2</sup>
<b>Including</b>	Air Conditioning Secure Parking Solar Hot Water

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | [routledge.batemansbay@ljhooker.com.au](mailto:routledge.batemansbay@ljhooker.com.au)

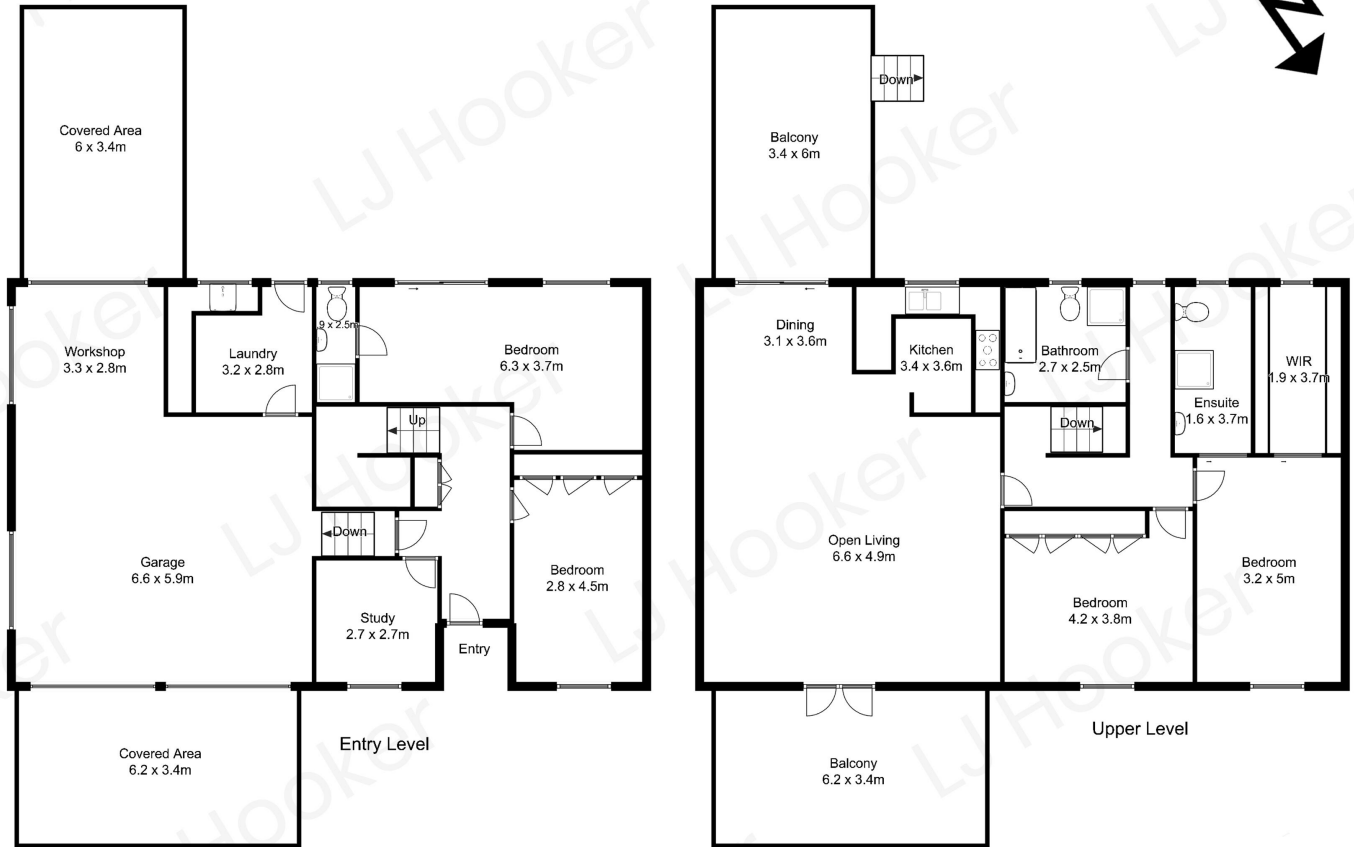
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All measurements are approximate and are intended as a guide only