



18 Sabrina Avenue Bateau Bay, NSW 2 2 2

Blank Canvas!

It could be yours to do as you please! This two bedroom house with a separate downstairs self contained area offers lots of opportunity!

Perfectly located close to shops, schools, beaches and the M1 freeway you may choose to renovate, rent, extend or start again.

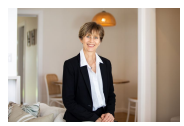
Positioned on a 575 sqm sunny level block, the options are endless!

- North east facing at the front
- Combination of brick and clad construction
- Elevation with outlook and distant water views of Tuggerah Lake
- Open plan kitchen and living over looks front deck
- Sunny block, good size yard, gardens and entertaining area
- Two bedrooms upstairs, self contained area downstairs
- Two bathrooms, including a bath and large laundry
- Fully fenced yard for the kids and pets!

Price: \$730,000
Council Rates: \$1,797.21/year (approx)
Water Rates: \$849.09/year (approx)



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Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Bateau Bay



First Floor



Ground Floor



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.