



545 The Entrance Road Bateau Bay, NSW

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### Large Family Home + Cabin - Potential 5.4% Yield!

Perched in an elevated position and recently leased for \$800 per week, this fantastic property is an opportunity not to be missed. Spacious and light filled throughout, with ample room for the growing family there is a great choice of spaces for functional living and quiet retreat. Further enhanced with a cabin to the rear of the property plus ample garaging and off-street parking. This fantastic home could be enjoyed as is or there is room to add your own cosmetic touches. Located in one of 2261's best suburbs, you are 5 minutes' drive to a choice of beaches, caf? culture and great schools.

Price: \$770,000 - \$820,000



**Shanti Santhou**

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Bateau Bay



Internal Living: 259sqm  
Land Area: 778sqm



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.