



32 Debra Anne Drive Bateau Bay, NSW

3 1 2

### Modern & Sun Drenched Single Level Home

Tastefully renovated and meticulously maintained, this home is guaranteed to impress! Upon arrival your eyes are drawn to the impeccable street appeal. A beautifully landscaped garden envelops the front, presenting a picturesque scene of vibrant flora and well-tended greenery.

As you step inside, a sense of space and comfort envelopes you. The expansive living room offers a welcoming ambiance, flooded with natural light cascading through large windows, accentuating the warmth of the interior. This area seamlessly leads to a formal dining space and kitchen, ideal for hosting gatherings and fostering moments of togetherness.

**Price:** \$820,000 - \$870,000

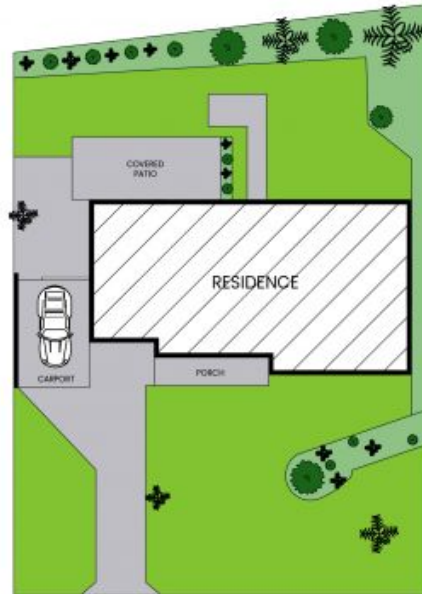
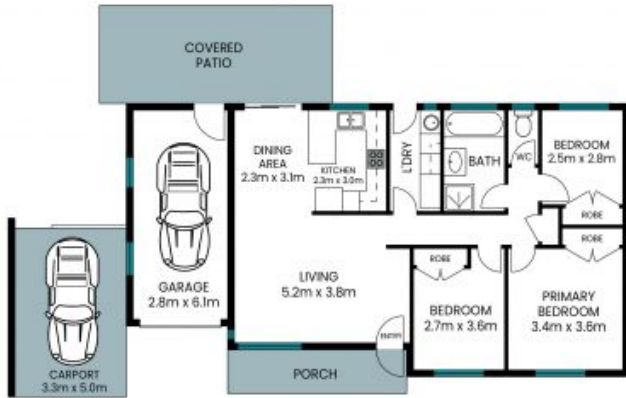


**Shanti Santhou**

0451961436

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 Take advantage of everything the location has to offer...  
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 12km to Tuggerah Westfield, the M1 & Tuggerah train station...  
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32 Debra Anne Drive  
**Bateau Bay**



Site Plan

Internal Area: 84 sqm  
 External Area: 45 sqm  
 Garage Area: 17 sqm  
 Total Area: 146 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.

