

636 Coleridge Road Bateau Bay, NSW

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### Affordable beachside living!

Step into luxury with this stunning beachside residence located in the sought-after suburb of Bateau Bay. Ideal for families seeking ample space, this home features four bedrooms, spacious indoor to outdoor flow with an impressive outdoor entertaining aspect that overlooks a level backyard and a glistening in-ground swimming pool.

The heart of the home is a generously sized kitchen with abundant cupboard space, high end fixtures and fittings. The four spacious bedrooms are strategically positioned, ensuring a sense of space and privacy for growing families or accommodating guests and teenagers.

- Four spacious bedrooms, master bedroom offering walk in wardrobe and stunning ensuite
- Nothing to be done in this completely renovated family home, Move in and enjoy the beautiful beachside lifestyle
- Fully fenced backyard and sparkling in-ground swimming pool

**Price:** \$1,200,000  
**Council Rates:** \$440.00 p/q  
**Water Rates:** \$285.00 p/q



**Volkan Akintetik**

0499 830 247



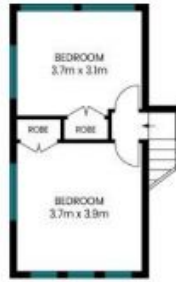
**Reece Caira**

0431 013 342

636 Coleridge Road  
Bateau Bay



Ground Floor



First Floor



Site Plan

Internal Area: 139 sqm  
External Area: 52 sqm  
Garage Area: 21 sqm  
Total Area: 212 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.