



3 Elgata Street Bateau Bay, NSW

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## Torrens Title Villa in East Bateau Bay

Welcome to this exquisite Torrens title villa, a rare gem nestled in the tranquil East Bateau Bay. Set in a boutique block of only four, this property promises a lifestyle of comfort and convenience without the burden of strata fees.

Step inside to discover an open plan living and dining area that is bathed in natural light, creating an inviting atmosphere that is both warm and spacious. The neutral color palette and plush carpeting offer a blank canvas for your personal touches. The living space is equipped with ceiling fans and air conditioning to ensure year-round comfort, while the large windows and sliding doors provide seamless access to the expansive deck, perfect for entertaining or simply enjoying the serene outdoor setting.

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The villa's bathroom is spacious and includes a bath, perfect for relaxing soaks, and there's the added convenience of a third toilet located near the laundry....

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Step outside to the private covered alfresco dining area, an ideal spot for BBQs with a natural gas outlet on the deck for ease of use. The fully fenced and low-maintenance yard is...

**Price:** Contact Agent  
**Council Rates:** \$1,758.20/year (approx)  
**Water Rates:** \$994.00/year (approx)



**Lynne Cowell**

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## 3 Elgata Street Bateau Bay



Internal Area: 115 sqm  
External Area: 64 sqm  
Garage Area: 19 sqm  
Total Area: 198 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

