



8 Wandella Avenue Bateau Bay, NSW

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### Charming Coastal Gem with DA

Enviably located within easy walking distance to the beach, local shops and cafes as well as Bateau Bay Primary School, 8 Wandella Avenue is more than just a home ? it's a lifestyle opportunity with exciting potential.

**Price:** Contact Agent  
**Council Rates:** \$2,766.58/year (approx)  
**Water Rates:** \$1,185.08/year (approx)



**Andrew Thomson**

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**Samantha Washington**

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8 Wandella Avenue,  
Bateau Bay



STONE



Total Living Area: 218 sqm

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.