



11 Sirius Avenue Bateau Bay, NSW

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### Single Level Family Home in a Prime Bateau Bay Location

Set in one of Bateau Bay's most sought-after estates, this solid brick and tile home offers the perfect combination of lifestyle, comfort, and potential. Conveniently positioned just moments' walk to local shops, public transport, and only a short drive to beautiful Bateau Bay Beach, this is a fantastic opportunity for families, investors, or renovators looking to add their own personal touch.

**Price:** \$1,200,000



**Tony Trinder**

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BATEAU BAY



LAND: 545sqm  
INTERNAL: 174sqm  
EXTERNAL: 57sqm

PLEASE NOTE: These Floorplan + 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.

