

# 133 Attunga Road, Yowie Bay, NSW 2228

highland

## House For Sale

Thursday, 4 April 2024

133 Attunga Road, Yowie Bay, NSW 2228

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1157 m2**

**Type: House**



Sarah Street  
0295234333



Shannan Marsh  
0295234333

## **Auction, unless sold prior**

Privately set in a highly sought-after position in the prestige suburb of Yowie Bay, this exquisite residence enjoys panoramic 180-degree water views overlooking GyMEA Bay Baths. Presenting a versatile floorplan with a range of living and entertaining spaces, taking full advantage of the west-facing aspect to create the ideal setting for families to appreciate the incredible sunset vistas. Conveniently positioned within close proximity to Yowie Bay Boat Ramp, local schools, shops and transport.

**High Points-** Open plan layout with living and dining area plus upstairs family living space- Large pristine kitchen with ample storage, stainless steel appliances and breakfast bar- Covered entertaining balconies with sweeping water views and overlooking the pool, one equipped with a customised barbecue area- In-ground salt-water swimming pool plus secure fenced grass yard with established gardens - Four generous bedrooms with built-in robes and ceiling fans, master featuring ensuite and walk-in robe- Substantial sub-floor storage space and recreational areas including workshop, cellar and gym - Contemporary bathrooms, large internal laundry, dedicated study area- Ducted air conditioning, ceiling fans, tiles and carpet throughout- Three car garage with internal access, a separate adjoining parking space together with an easy access and off-street hard stand parking area suitable for a boat, caravan or trailer

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