

**15 Morley Avenue, Bateau Bay, NSW 2261**

**House For Sale**

Wednesday, 15 May 2024



15 Morley Avenue, Bateau Bay, NSW 2261

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 552 m2**

**Type: House**



Brent Speechley  
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## Contact Agent

• Spacious home all on 1 level is perfect for family living is situated in a popular street surrounded by quality properties. Beautifully modern with large bright, light and open living area that is overlooked by the well-appointed kitchen that is the central hub for casual family conversations, inclusive entertaining or simply enjoy being right in the heart of the home. • Large undercover entertaining and decking area looks out over the private fully enclosed yard that has loads of room for a pool, potential granny flat (STCA) or leave as is as a secure, family friendly, sun-drenched yard with room for the kids to play. Plenty of room and potential for future extensions with pleasant outlook of the surrounding hills. • Retreat style main bedroom has access out to the rear deck, oversized ensuite and huge walk-in robe that could double as a home office/study. Quality, solid hardwood flooring throughout the living areas. • Wheelchair accessible throughout with easy ramp access front and back, extra-long lock up garaging/workshop with internal access, loads of off-street parking. Gently sloping 552.5m<sup>2</sup> lot. • Well regarded, central location is just minutes away from a selection of local beaches at Bateau Bay, Shelly Beach and Forresters Beach, within 5 mins to Bateau Bay Charter Square Shopping Centre or walk to local Cresthaven Shopping Centre, parks, sporting fields and newly renovated, popular Bateau Bay Hotel. Transport easily accessible and close to all schools. • Fantastic opportunity for anyone looking to get into a quality home with potential upside from a simple coat of paint and personal cosmetic touches to call your own in a central location with the perks of being minutes to everything you need. Ideal for families grown or growing, investors or downsizers looking for that perfect home all on one level without feeling closed in. • Brand new to market and all serious offers will be considered. (E&OE) Please note that all information, herein is gathered from sources we, McLachlan Partners believe to be reliable. Computer images, photos, plans, drawings, maps etc are indicative only. McLachlan Partners cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.