

16 Ability Avenue, Tanilba Bay, NSW 2319



House For Sale

Thursday, 16 November 2023

16 Ability Avenue, Tanilba Bay, NSW 2319

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 584 m2

Type: House



Greg Delahunty

\$870,000 to \$920,000

Nestled in popular Ability Avenue in the " Koala Bay Estate" is this deceivingly large 4 bedroom plus study home. The home features include beautiful kitchen with quality appliances, island bench, stone bench tops and ample cupboard space. Three separate living areas in the home, with split system air conditioning and combustion fire, 4 spacious bedrooms with built ins to all, while the main bedroom has an ensuite with access to the covered entertaining area. The study at the front of the home overlooks habitat, which the current owner uses as a combined office and guest bedroom, or could be easily used as the fifth bedroom. Good sized main bathroom with separate toilet and large laundry. Other features inside include formal entry, large quality floor tiles, Led down lights and internal access to the double lock up garage which has an automatic door. Outside you have 2 separate entertaining areas, which overlook the low maintenance lawns, vegetable gardens, garden shed, solar panels on the roof to keep the power bills down and side access to fit the boat or trailer. The home sits on a flat 584m² block, and is only a short walk to the waters edge and Tanilba Bay Public School. Across the road is quiet habitat area, kids park and basket ball court. Call for an inspection today !DISCLAIMER: We have in preparing this document used our best endeavor's to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.