

# 17A Whiting Way, Lake Cathie, NSW 2445



## Villa For Sale

Friday, 2 February 2024

17A Whiting Way, Lake Cathie, NSW 2445

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Debbi Phillips

**\$645,000 - \$665,000**

Positioned in a central location in a boutique estate, this stylish villa is less than three years old, and offers the perfect opportunity for investors, retirees or first home buyers to secure a low maintenance all level home in sort after Elanora Estate! With its modern finishes, the property offers open plan living, dining and kitchen, with the benefit of a second living area / rumpus room, plus undercover alfresco area, which is perfect for year-round outdoor dining and entertaining. Sleek and modern kitchen with stone benchtops, gas cooktop, breakfast bar and quality stainless steel dishwasher and appliances. Nestled amongst other quality homes in a quiet street with no neighbours opposite, with education facilities, playgrounds and beautiful Rainbow Beach just a short stroll away. Close proximity to Woolworths Shopping Complex and specialty stores, and just a short 15 minute drive to Port Macquarie! Property features include; Built-in wardrobes Ceiling Fans Reverse cycle air conditioning in living / dining Reverse cycle air conditioning in master bedroom Modern bathroom and en-suite Single remote garage with internal access Low maintenance, good size all level courtyard One of only two villas! Strata fees approx. \$1000 pa. Council Rates approx \$2600 pa. Current Rental return \$560 per week The property is currently tenanted with a rental return of \$560.00 per week. Property can be sold with the existing tenant in place, or with vacant possession. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must rely on their own enquiries. Property Code: 1851