

**48a Sabrina Ave, Bateau Bay, NSW 2261**



**House For Sale**

Wednesday, 12 June 2024

48a Sabrina Ave, Bateau Bay, NSW 2261

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 707 m2**

**Type: House**



Scott Falconer  
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## Guide \$1,350,000

Combining contemporary design with premium materials and luxurious features, this four bedroom home exemplifies effortless living. Situated in a tranquil, family-friendly neighbourhood, it promises a relaxed coastal lifestyle, just moments from Shelly and Bateau Bay beaches and within walking distance to both primary and high schools and Bateau Bay Square.- Flowing single level layout features dedicated living and dining areas - Media room, study nook, and home office accommodate the entire family - Covered alfresco with views of lush gardens for year-round entertainment - High ceilings with electric windows provide bright, airy interiors - Deluxe centre island kitchen with stone benchtops, gas cooking, 900mm oven - Spacious master suite with walk-in robe, luxe ensuite with dual showerheads - Three additional well appointed bedrooms, all with built-in robes - Stylish contemporary main bathroom with floor-to-ceiling tiles, shower, bath - Double automatic garage, polished concrete floors with underfloor heating, solar panels - Air conditioning, ceiling fans and multiple storage options throughout

KEY DETAILS: Council Rates \$1,732pa Water Rates \$994pa