

**6 Sabrina Avenue, Bateau Bay, NSW 2261**



**Sold House**

Thursday, 21 September 2023

6 Sabrina Avenue, Bateau Bay, NSW 2261

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 575 m2**

**Type: House**



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**\$980,000**

Located in a beautiful setting on a quiet street with a breathtaking north aspect with lake views, is this immaculate perfectly presented home that is on the market for the first time in over 40 years. With only one owner over that time you will appreciate the love and care that has gone into maintaining this home over the last 40 years. This home presents unlimited opportunity to update, renovate, extend, knock down rebuild or add a granny flat STCA in a sought-after pocket of Bateau Bay. The main features include:

- Perfectly presented original condition home on a 575m<sup>2</sup> block
- 3 good sized bedrooms
- 2 bathrooms with a separate toilet
- Spacious light filled living areas upstairs including an open plan lounge room and dining room
- Optional 3rd bedroom downstairs with bathroom or use as another living area
- The kitchen is well equipped and offers plenty of bench/cupboard space and captures the lovely outlook
- Single car under cover parking plus workshop area
- A front balcony upstairs which is the ideal spot to relax and unwind and soak up the sun and ocean breeze
- A generous sized backyard with plenty of room for a pool, granny flat STCA, or for the kids and pets to run around
- Wide side access
- NBN connected
- Only a few minutes walk to Bateau Bay shops and cafes, plus you are only a few minutes drive to Shelly Beach, Bateau Bay Beach and Crackneck Lookout
- Rent return \$530 - \$560 per week

Homes of this calibre and in this location don't tend to last long so make sure you come along to the open home or contact Michael Melville for a private inspection. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Long Jetty does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only