



11 Ithaca Street Bateau Bay, NSW 2 1 1

### Charming Home ? Conveniently Located

Welcome to this charming 2-bedroom home nestled on a generous 640 square meter block(approx.), perfectly situated for those who appreciate the allure of coastal living. Located near Bateau Bay beach and local shopping precinct Bay Village, this property seamlessly blends the tranquility of a beachside retreat with the convenience of nearby facilities.

As you approach the residence, a well-manicured front garden invites you in, providing a hint of the serenity that awaits within. The home itself is a delightful blend of modern comfort and classic charm. The exterior showcases a timeless brick and tile design with a welcoming facade, while the interior boasts an open and airy layout.

The two well-appointed bedrooms feature ample closet space and large windows, ensuring a comfortable atmosphere along with multiple living areas that provide ultimate relaxation. ...

- Take advantage of everything the location has to offer:

- 5-7 minutes from your choice of 6 beaches
- 12km to Tuggerah Westfield, the M1 & Tuggerah train station
- 50 minutes to Sydney

Price: Contact Agent

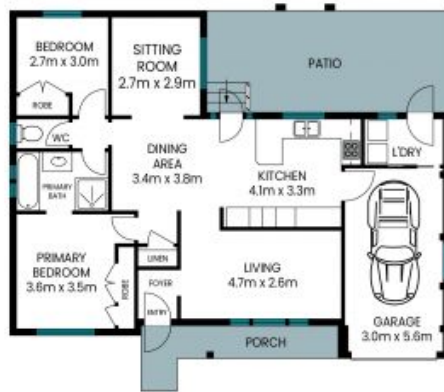


**Shanti Santhou**

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11 Ithaca Street  
Bateau Bay



Site Plan

Internal Area: 81 sqm  
External Area: 29 sqm  
Garage Area: 17 sqm  
Total Area: 127 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.