



**38 Sabrina Avenue Bateau Bay NSW**

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Meticulously built and well maintained, this expansive property is a must see for the growing family.

- 3 large bedrooms all with built in robes, ensuite to the master & a small 4th bedroom/study
- Multiple living zones including a family room off the timeless timber kitchen, formal dining room, large lounge room and a massive rumpus room with a built in bar.
- 3 bathrooms, 2 upstairs and one downstairs.
- Undercover entertaining area
- Drive thru tandem garage and detached double garage with lights and power.
- Ducted air conditioning, ducted vacuum system, ample under house storage and much more.

Located within a short 1.5km walk of Bateau Bay Square, The Entrance Leagues Club & Bateau Bay Beach.

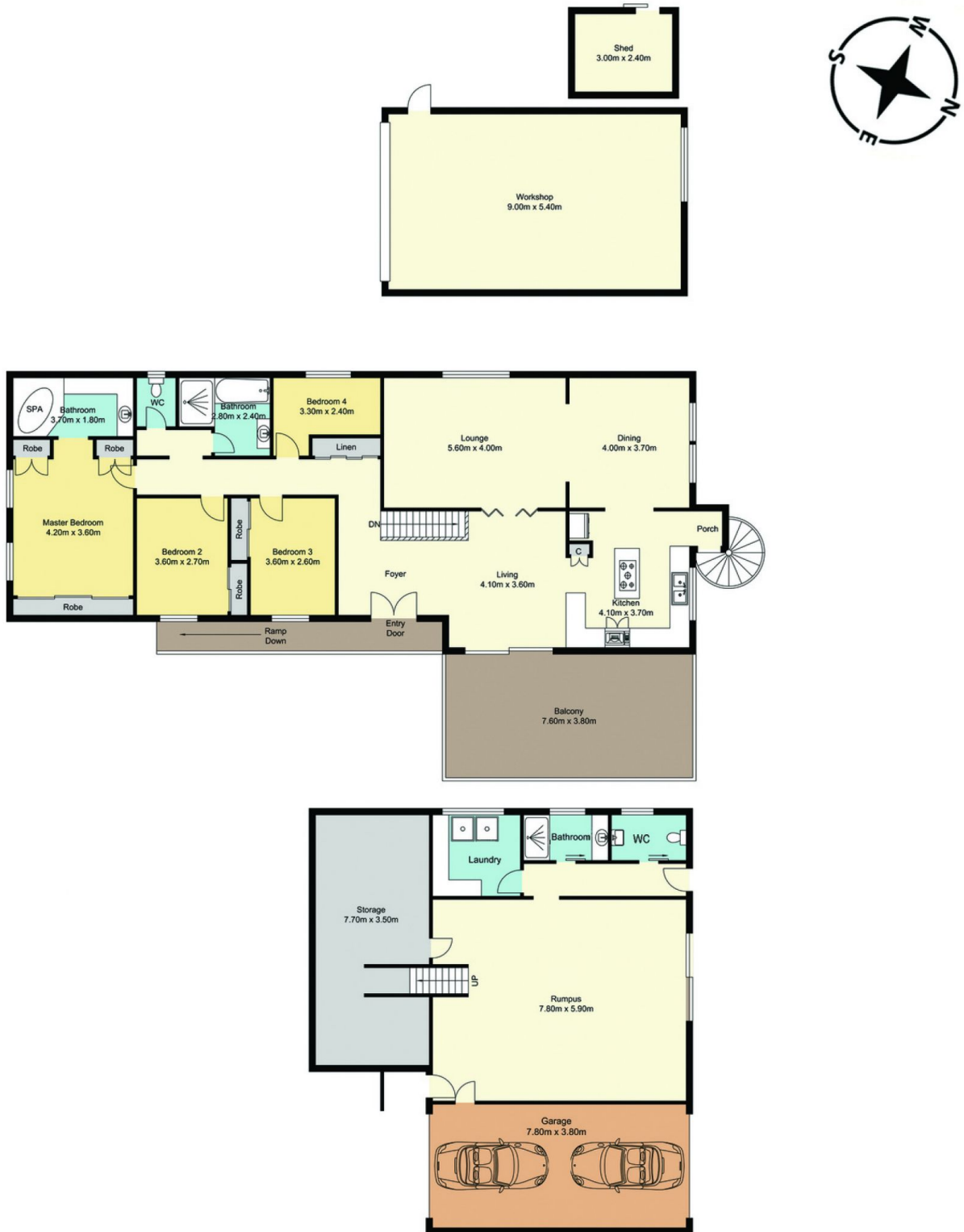
**Price** : \$ 1,100,000  
**Land Size** : 1246 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/bateau-bay/residential/house/7248854>



**David Manuelle**  
**02 4353 1999**



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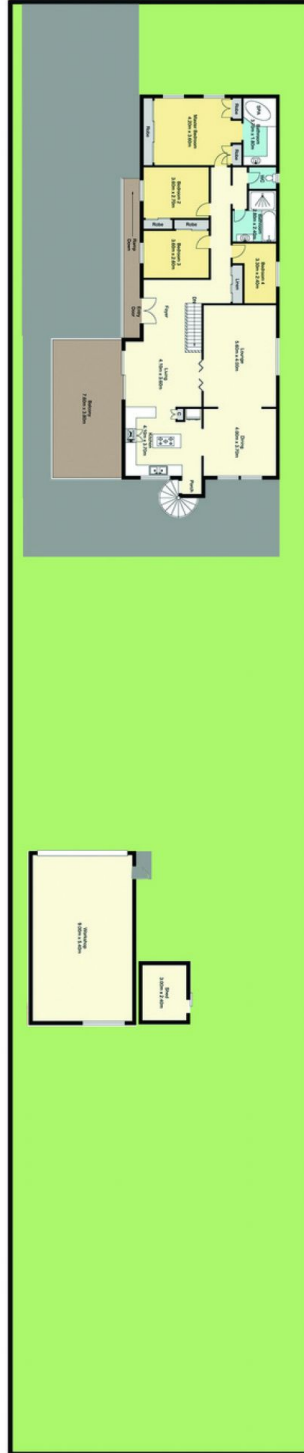
Total Approx. Floor Area **342.90 sq.m**

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.



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## SITE PLAN



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