

1/11 Yallimbah Ave, Tanilba Bay, NSW 2319

Sold - 2/12/2022

Villa 2  1  1 



## SCRIBBLY GUM VILLA

This modern 2-bedroom villa situated in a quiet complex of 3, is sure to impress. Featuring a modern kitchen with stone bench tops, Smeg stainless steel appliances, gas cook top, electric oven, dishwasher and double pantry. Both bedrooms with ceiling fans, bed 1 with walk in robe, bed 2 with double mirror robe. The open plan living flows to a private courtyard area, clever use of screening has created a versatile compact garden area. A single lock up garage with laundry facilities has internal access to the home.

**Open for Inspection**

By Appointment.

This single level home is the perfect opportunity for those seeking an easy care, low maintenance lifestyle in a convenient location. This home has previously been a successful AirBNB property, the central location is ideal for those enjoying a weekend away or visiting family and friends. Located in the popular Koala Bay Estate and within walking distance to the local RSL and just a short distance to the local Shopping Centre or waterfront reserve. Newcastle Airport is an approx 20 min drive, the surfing beaches of Anna Bay are approx 25 min drive, Sydney is an approx 2 ½ hour drive. Tanilba Bay offers a relaxed coastal lifestyle offering easy access to the beautiful waters of Port Stephens. To arrange an inspection of this home contact Mary Breaden on 0418 264 270.

### OTHER FEATURES

TILED FLOORS TO LIVING/KITCHEN AND WALKWAYS  
AIR CONDITIONER TO LIVING ROOM  
CEILING FANS TO BEDROOMS  
BUILT IN ROBES TO BEDROOMS  
OUT DOOR ENTERTAINING AREA

STRATA FEES: \$805 PER QUARTER  
RENTAL POTENTIAL: \$400 PER WEEK

### Listed By



Mary Breaden  
Phone: (02) 4984 5155  
Mobile: 0418 264 270

