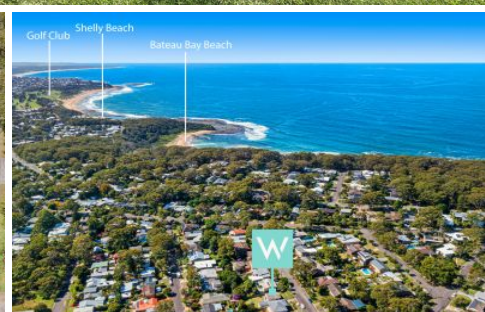


# WHITEMAN PROPERTY



## 10 Toongara Avenue Bateau Bay NSW

2  1  1 

This charming cottage offers unlimited potential for first home buyers, investors, or those looking to build their dream home on a 638 sqm block of land. Situated in one of East Bateau Bay's most desirable streets, this property boasts a sunny northerly aspect to the rear and is just a few minutes away from Bateau Bay Beach, shopping, and cafes.

The cottage comprises a neat 2-bedroom floor plan with an open living/dining and kitchen area, a single freestanding garage, and an internal laundry. The block has R2 zoning and measures 16.6m x 38.1m or approximately 632 sqm.

In addition to the property's unlimited potential, you'll also appreciate the proximity to Shelly Beach, Shelly Beach Golf Course, and Toowoona Bay.

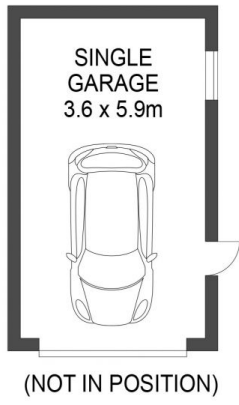
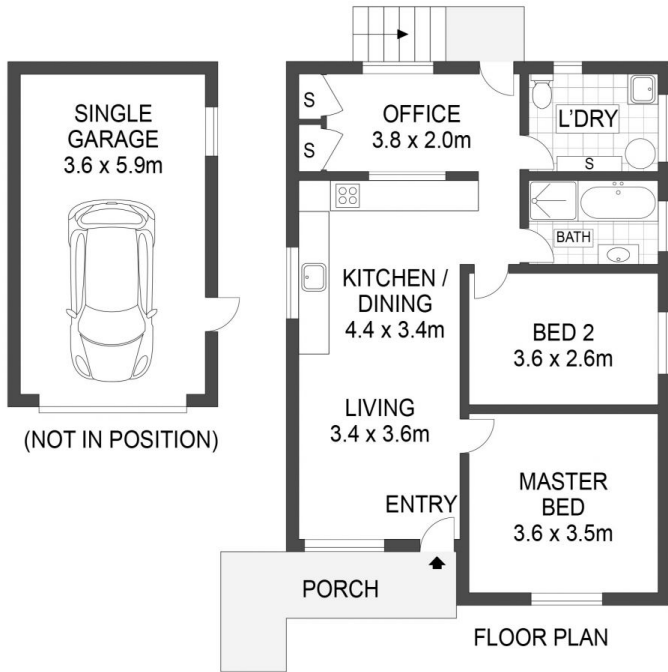
**Price** : \$ 925,000  
**Land Size** : 638 sqm  
**View** : <https://www.whitemanproperty.com.au/sale/nsw/central-coast-region/bateau-bay/residential/house/7552829>



**Brian Whiteman**  
02 4384 1349



**Simon Mitrovich**  
02 4384 1349



APPROX. INT: 69m<sup>2</sup>  
APPROX. LAND: 638m<sup>2</sup>



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**10 Toongara Avenue, Bateau Bay**

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