



17B Whiting Way, Lake Cathie



## Spacious Villa!

Set in a quiet location, with a 'leafy green outlook', and no neighbours opposite, this fantastic villa presents the perfect opportunity for anyone seeking low maintenance living, in a central location close to the beach, shops and all amenities!

Featuring three bedrooms and two living areas, comprising a family room and a separate rumpus/lounge, offering plenty of space for a couple or a young family. The main bedroom boasts an ensuite bathroom, while the modern two-tone kitchen offers gas cooking, a breakfast bar and quality stainless steel appliances.

With floating timber floors and quality carpet throughout, this property is less than 3 years old and is looking for it's new owner.

The courtyard is pet and child friendly, with secure Colorbond fencing all-round, while the yard is a 'blank canvas' for you to create whatever your heart desires!

### Other property features include;-

- Multiple living zones
- Modern kitchen with gas cooktop & breakfast bar
- Stainless steel dishwasher & appliances

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**Price** SOLD for \$645,000

**Property Type** Residential

**Property ID** 1893

### Agent Details

Debbi Phillips - 0435 677 256

### Office Details

Lake Cathie Bonny Hills Real Estate  
SHOP 6 1609 Ocean Dr Lake Cathie  
NSW 2445 Australia  
02 6585 5777



- Main bedroom with ensuite bathroom
- All bedrooms feature mirrored built-in-robos
- Reverse cycle air conditioning
- Ceiling fans
- Alfresco entertaining area
- Garden Shed
- Secure courtyard fenced with Colorbond fencing
- Child and Pet friendly backyard
- One of only two villas (duplex)
- Remote control garage

Will be situated opposite the newly planned Lake Cathie Village Centre & Shops and only minutes to the sands of beautiful Rainbow Beach!

Contact Debbi Phillips today on 0435 677 256 to arrange inspection!

Strata fees: \$1000 pa. approx.

Council Rates: \$2600 pa. approx.

Rental return: \$570 -\$600 per week approx.

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