



# FOR SALE

## SPACIOUS DUPLEX WITH LARGE PRIVATE YARD, EASY WALK TO CABARITA HEADLAND AND VILLAGE

2 BED | 1 BATH | 0 CAR

2/16 Wattle Ave, Bogangar, NSW, 2488

Duplexes in Cabarita Beach with large backyards are increasingly hard to find.

Recently renovated single level 2 bedroom duplex with sleep-out/office or kids play room.

Situated opposite a leafy park this large duplex is ideally located in Cabarita Beach.

NO BODY CORP FEES.

Fully fenced pet friendly yard.

Fantastic location, short walk to beaches, shops, school and day care.

### FEATURES

- Sleep out/office with built in wardrobe/cupboards
- Good size storage shed
- Formal dining area
- Built in wardrobes in bedrooms
- Study nook

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



**Nolan Angell**

**0419659176**

nolan@angellrealestate.com.au