



## 1/29 Wagtail Crescent, BATEHAVEN, NSW 2536

### Level, Modern Elegance Meets Effortless Coastal Living

Only completed this year, this immaculate duplex half combines contemporary design, timeless finishes and an easy care lifestyle in one impressive package with the added bonus of no strata fees.

From the moment you arrive, the home commands attention with its street appeal. Sandstone retaining walls line every boundary, beautifully paired with manicured hedges and a low-maintenance garden that creates a picture perfect outlook from the stylish alfresco area.

Step inside to discover grand proportions and thoughtful design. High ceilings and a wide hallway create a welcoming sense of space, while the elegant floor tiles capture the natural beauty of travertine and limestone. Every detail reflects craftsmanship and quality that flow seamlessly throughout the home.

The kitchen is the heart of this residence, coastal in feel yet strikingly sophisticated. Timber cabinetry extends to the ceiling with a bulkhead finish, complemented by white stone benchtops and a matching splashback. Premium Franke appliances, including an integrated dishwasher, add both practicality and polish.

**TYPE:** For Sale

**INTERNET ID:** 121P4734

#### SALE DETAILS

**\$830,000**

#### CONTACT DETAILS

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Awning windows throughout invite soft natural light and gentle breezes, enhancing the home's bright and airy ambiance.

The open plan living and dining area flows effortlessly to the alfresco and private rear yard, a peaceful space designed for relaxation and minimal upkeep.

Each of the three bedrooms is appointed with mirrored built-in wardrobes, while the master suite offers a luxurious retreat with a walk-through robe and ensuite adorned in floor-to-ceiling natural stone tiles. The same opulent finish continues in the main bathroom, which features a separate toilet and an intelligently designed combined laundry, making clever use of space while maintaining a sleek, cohesive style.

Comfort is assured year-round with Mitsubishi Electric ducted and zoned air conditioning, allowing you to tailor the temperature to every room. A single remote garage with rear storage adds convenience, while the flat block and fully fenced yard framed by quality Colorbond panels offer privacy and ease of living.

Perfectly positioned opposite a peaceful reserve, this newly built home delivers modern luxury, low-maintenance appeal and an effortless sense of flow. Whether you're seeking a downsizer's dream, a stylish coastal retreat or a smart investment, this townhouse is a standout in both design and lifestyle.

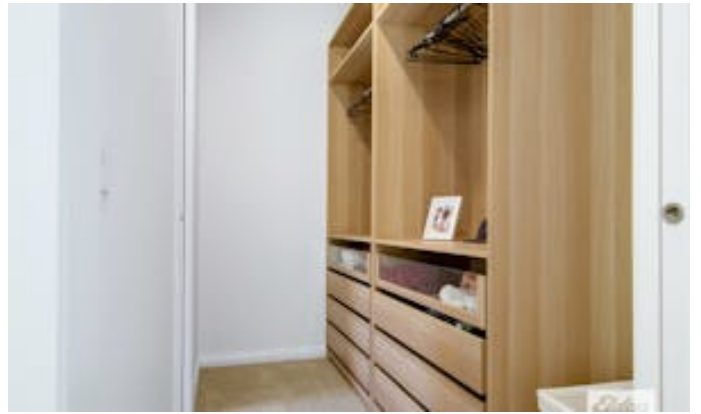
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Other features: Carpeted

- Building Area: 179.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Ensuite









Approximate floor area  
177 square metres



FLOOR PLAN

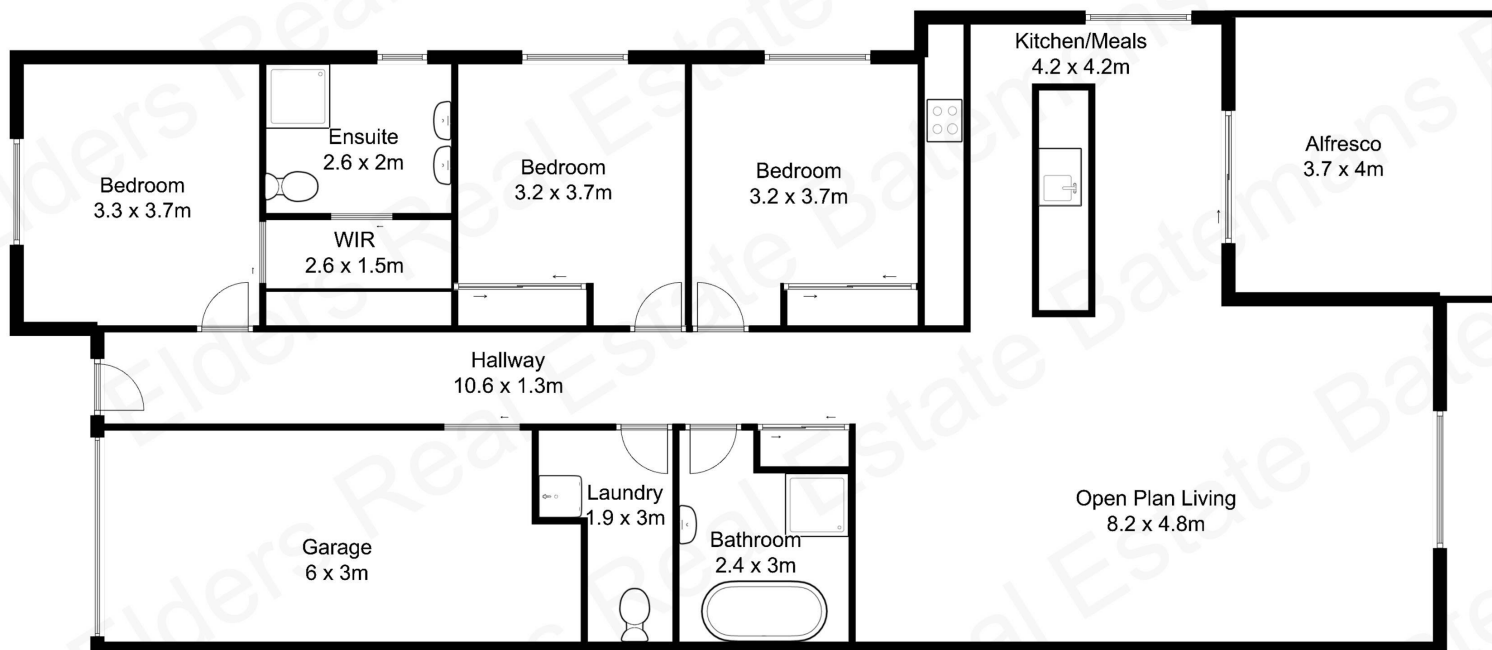


SITE PLAN

All measurements are approximate and are intended as a guide only  
Furniture is for illustrative purposes only and does not reflect the current furniture layout of the home



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