



141 Rotherham Street BATEAU BAY NSW  
2261

 5  3  2

\$950 p/w

Date available: 25 August 2023

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## Spacious 5-bedroom Home

Situated in the popular suburb of Bateau Bay, this spacious 5-bedroom, 3-bathroom single level residence has been well loved and maintained. With space being thoughtfully used in this incredibly spacious floor plan, this property's unique design allows for flexible living arrangements. It can cater to different family configurations and also has the potential to accommodate those seeking self-contained accommodation for extended family members, teenage retreat or additional work from home space. Conveniently located within walking distance of Cresthaven Shopping Village, sporting fields, and public transport this amazing property is a must to inspect.

Features of the property include:

- 5 good-sized bedrooms with built-in robes.
- Serviced by two separate fully equipped bathrooms.
- Master bedroom with walk in robe and ensuite.
- Quality kitchen with modern appliances, breakfast bar and ample storage.
- Choice of formal and informal living areas.
- Flexible floor plan ideal for those seeking space, self-contained accommodation for extended family members, teenage retreat or additional work from home office space with separate access.
- Second open-plan living area that leads out to a north-facing backyard.

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141 Rotherham Street BATEAU BAY NSW 2261

- Air conditioning for climate control.
- Internal laundry.
- Separate single lock up garage with internal access from the garage for convenience plus carport
- Low-maintenance courtyard for outdoor space.

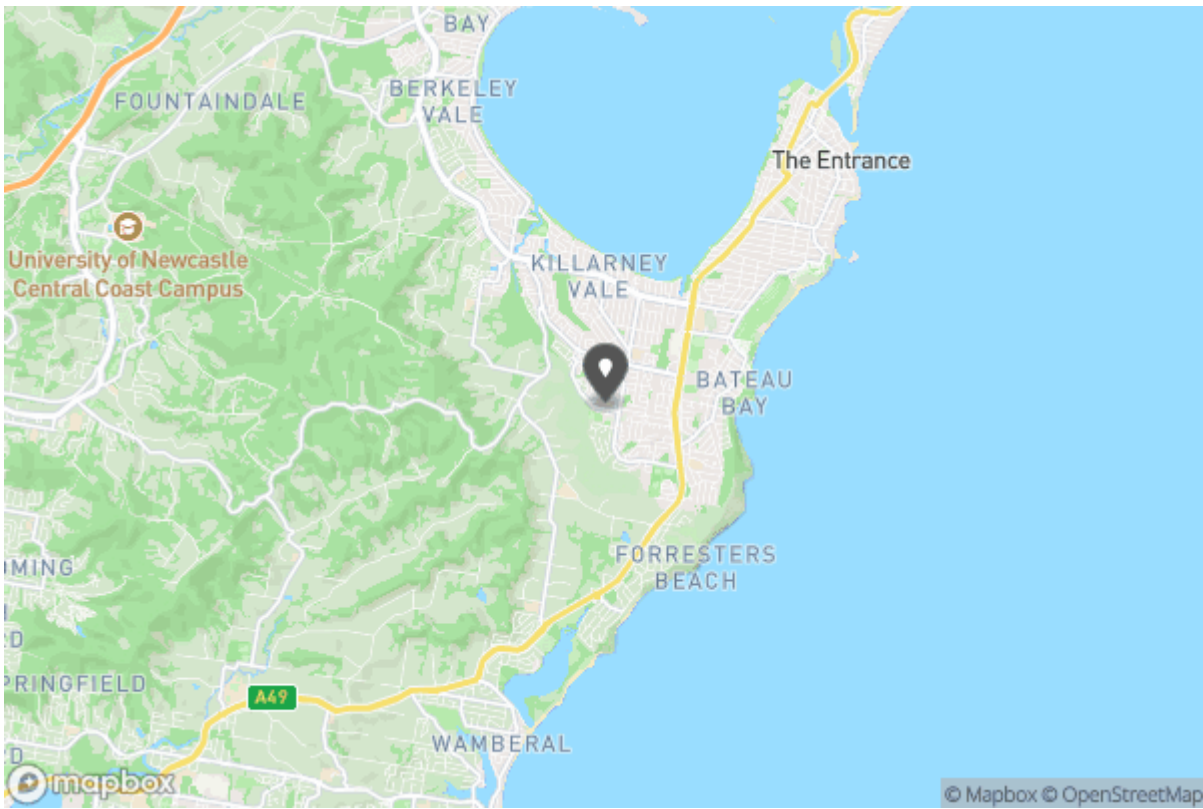
Seamlessly blending comfort and convenience, all essential amenities are within easy reach, enriching your daily life - register your interest today, contact our team on 02 4365 2022.

# Gallery





# Location Map



# Floor Plans



41 ROTHERHAM STREET, BATEAU BAY

APPROX. GROSS INTERNAL FLOOR AREA 230 SQ M / 2476 SQ FT

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows and rooms are approximate and no responsibility is taken for any error or omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and equipment listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Don't forget to confirm your inspection by SMS or email

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### Why Book with Empire Property Co

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You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=empire&uniqueID=IRE4274691>

## More Information

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