

12/2-6 Matthew Parade, Batehaven

2 1 1

## As they say-Location! Location! Location!

Positioned in the heart of ever-popular Batehaven, this lovely top-floor unit offers an enviable coastal lifestyle just 170 metres to the shopping precinct and only 375 metres to the sands of Corrigan's Beach and its family-friendly playgrounds.

Currently operating as a successful holiday let, this property offers exceptional flexibility. Continue earning income while enjoying your own South Coast getaway, secure a permanent rental in this sought-after position, or move in and embrace full-time coastal living. Imagine enjoying a cool beverage on your front balcony (with some water views) while ringing in the New Year from the comfort of your own home as you watch the spectacular NYE fireworks light up the sky across the park.

Beautifully appointed throughout, the unit features:

- Two generous bedrooms, both with built-in robes
- Master bedroom with glass sliding door opening onto the balcony - perfect for capturing the gentle sea breeze and the inviting aromas from nearby cafés and restaurants
- Light-filled open plan living and dining area with reverse cycle air conditioning

**FOR SALE**  
\$419,000

### VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

### AGENTS

Karen Van Der Stelt  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Seamless flow onto a generous, private balcony ideal for relaxing or entertaining

As an added bonus, the furniture can be included in the sale if desired - making this an effortless walk-in, walk-out opportunity.

Additional features include:

- Undercover car parking
- Lock-up storage room

The well-maintained complex also offers:

- In-ground swimming pool
- Half tennis court
- BBQ areas for relaxed holiday-style living year-round

Holiday Let Appraisal:

Peak Season- \$1,750/wk

High Season - \$1,400/wk

Mid Season - \$1,295/wk

Low Season - \$ 980/wk

Permanent Rental Appraisal: \$400-\$430/wk

Outgoings:

- Body Corporate: \$875 per quarter
- Council Rates: \$2,684 per annum

Conveniently located approximately 6 minutes to the vibrant Batemans Bay shopping and cafe precinct, marina and foreshore, and just 2 hours to Canberra and around 3.5 hours to Sydney.

This is the perfect and still affordable, opportunity to enter the South Coast market, secure a lifestyle property, or add a smart investment to your portfolio. Opportunities in locations like this are becoming increasingly rare.

Call for an inspection at your earliest convenience !

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

## MORE DETAILS

Property ID	12SRF8F
Property Type	House
House Size	57 m2
Including	Air Conditioning
	Pool
	Tennis Court
	Balcony
	Built-in-Robes
	water views
	walk to beach
	walk to park facilities
	pool
	tennis court

### **Karen Van Der Stelt 0413 221 504**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

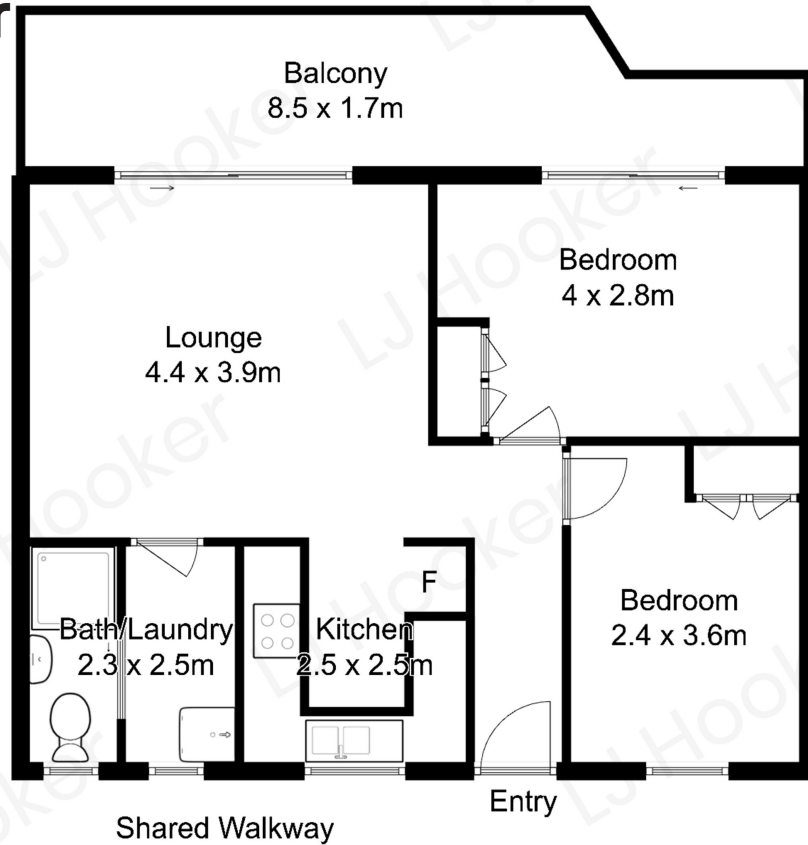
### **LJ Hooker Batemans Bay (02) 4472 6455**

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Total Approximate Area  
70 square metres

Property Includes  
Parking Space  
2.7 x 5.8



All measurements are approximate and are intended as a guide only