







12/224 Beach Road, Batehaven

Executive Coastal Living in 'The Sands' - Only 250m to Corrigans Beach !

This spacious, open-plan executive unit in the highly sought-after 'The Sands' complex offers an enviable coastal lifestyle just 250m to Corrigans Beach and 240m to Batehaven shops, cafés, IGA, post office, local shops, and playground. With Batemans Bay High School only 400m away, the location is truly idyllic and convenient for families, investors, and holidaymakers alike.

Currently vacant and freshly updated with new carpet and paint, this home is completely move-in ready within a well-maintained, boutique complex.
Perfect for those seeking a low-maintenance lifestyle, the astute investor looking to expand their property portfolio-where permanent rentals are in high demand-or buyers wanting a lock-up-and-leave holiday home. Enjoy weekends by the coast, and when you're away, let our property managers handle holiday rentals to generate additional income.
Imagine arriving at your very own 'Coast Home' whenever you please, walking the dog along the beach, watching the kids play in the sand, or enjoying a relaxed coffee or brunch at nearby cafés.

3 2 2

FOR SALE
$675,000

VIEW
Sat 14th Nov @ 1:30PM - 2:00PM

AGENTS
Karen Van Der Stelt
0413 221 504
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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.

Property Features
• Three generous sized bedrooms, master with well-appointed ensuite, double built-in robes, and Juliette balcony
• Two additional bedrooms with built-in robes, one featuring a ceiling fan
• Spacious open plan living area with reverse cycle air conditioning and quality flooring
• Glass concertina doors opening onto a large north-facing private balcony, perfect for entertaining
• Contemporary kitchen featuring 40mm stone benchtops and quality electric appliances
• Freshly painted throughout with brand new carpet, blinds, oven and cooktop also replaced last year
• Generous main bathroom with European laundry and separate toilet
• Tandem lock-up garage with remote access
• Secure intercom access to the front door

Investment Information -
Holiday Let Appraisal:
• Peak Season - $2,345/wk
• High Season - $2,065/wk
• Mid Season - $1,785/wk
• Low Season - $1,330/wk

Permanent Rental Appraisal: $560-$590/wk

Outgoings:
• Body Corporate/Strata: $800 per quarter
• Council Rates: $2,772 per annum

Only 3 minutes to Batemans Bay's shopping and café precinct, marina, and foreshore, or leave the car at home and ride your bike into town. Conveniently located approximately 2 hours to Canberra and 3.5 hours to Sydney, making this an ideal permanent residence, investment, or coastal retreat.

Make the move today-contact us to arrange your inspection at your earliest convenience.

NB: Some images depict virtual furniture.
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

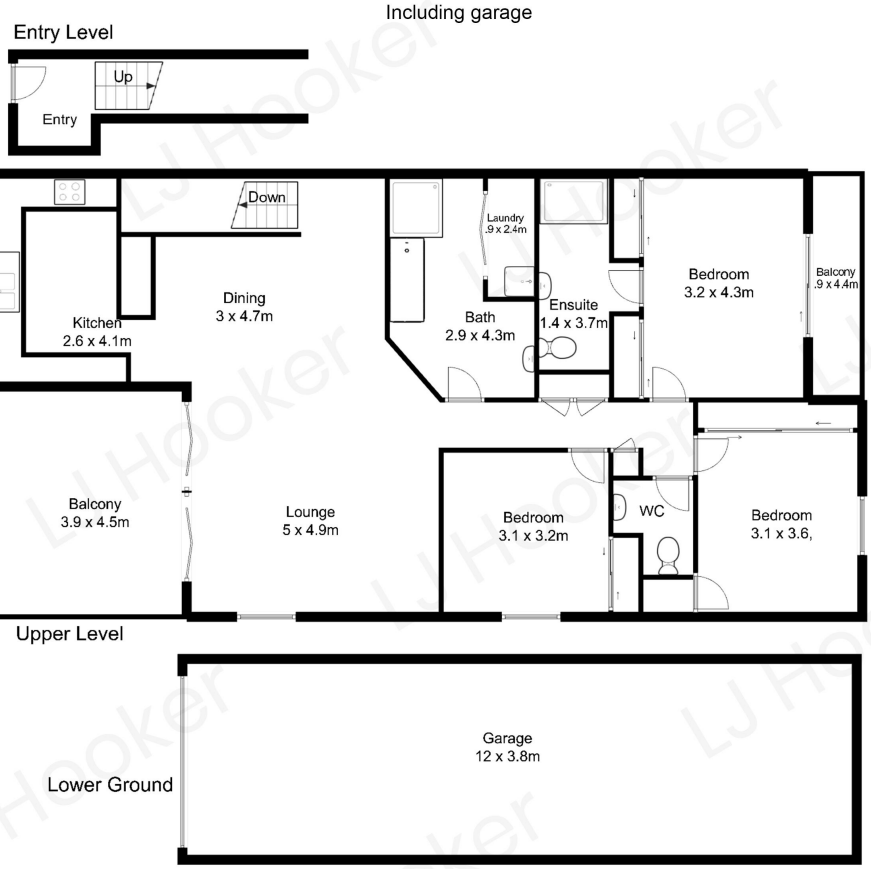
Property ID	114MF8F
Property Type	House

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Total Approximate Area
223 square metres
Including garage



All measurements are approximate and are intended as a guide only

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