






19/2-6 Matthew Parade, Batehaven

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## Holiday Lifestyle, Prime Location only 375m to the beach - 3- Bedroom Top Floor Unit !

Perfectly positioned for those who dream of a coastal lifestyle, this top-floor three-bedroom unit offers the ideal blend of comfort, convenience, and holiday living vibe.

Step inside to find light-filled open plan living with reverse cycle air-conditioning, ceiling fan, and glass doors flowing onto the front verandah - the perfect spot to enjoy your morning coffee or evening sea breeze. All bedrooms feature built-in robes, and the unit includes a full bathroom, two toilets, separate laundry, carport and secure lock-up storage.

The complex itself is designed for leisure with an inground pool, half tennis court, and BBQ area - everything you need for relaxed weekender and entertaining.

Leave the car behind, with Batehaven's shopping hub, IGA, cafes, restaurants, and services only 130m away, a children's playground and recreational park just 230m, and the golden sands of Corrigans Beach a mere 375m stroll. In just 6 minutes you can be in Batemans

**FOR SALE**  
\$519,000

### AGENTS

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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.

 **LJ Hooker**

Bay's vibrant town centre with its cafes, marina and foreshore.

Holiday let appraisal

Peak Season - \$2,100/wk

High Season - \$1,540/wk

Mid Season - \$1,635/wk

Low Season - \$1,120/wk

Permanent rental appraisal: \$460-\$495/wk

Body Corp/Strata: \$1,099/qtr

Council rates: \$2,716/yr

Whether you're looking for a holiday escape, a set-and-forget investment, or a coastal downsizer, this well-presented unit delivers it all. Move in and make it your new 'staycation', holiday let while enjoying weekends away, or secure a permanent tenant for effortless income the choice is yours.

With Canberra only 2 hours and Sydney 3.5 hours away, your seaside lifestyle awaits.

## MORE DETAILS

Property ID	12NMF8F
Property Type	Unit
House Size	139 m2
Including	Air Conditioning
	Pool
	Tennis Court
	Balcony
	Outdoor Entertaining
	Built-in-Robes
	Walk to the beach
	Separate storage room

### Karen Van Der Stelt 0413 221 504

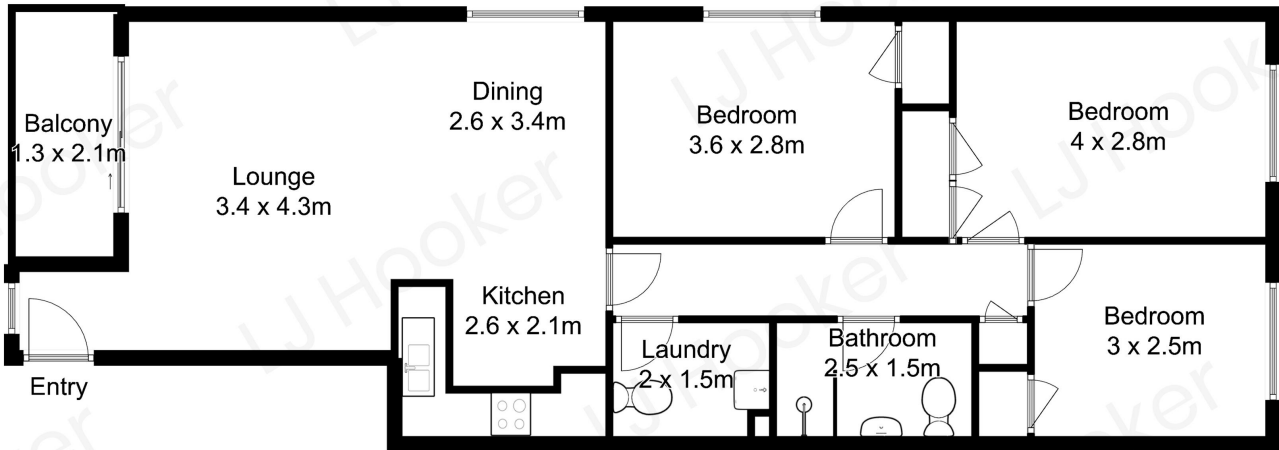
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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### LJ Hooker Batemans Bay (02) 4472 6455

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Total Approximate Area  
88 square metres  
Property includes  
Carport  
2.7 x 5.8m



All measurements are approximate and are intended as a guide only