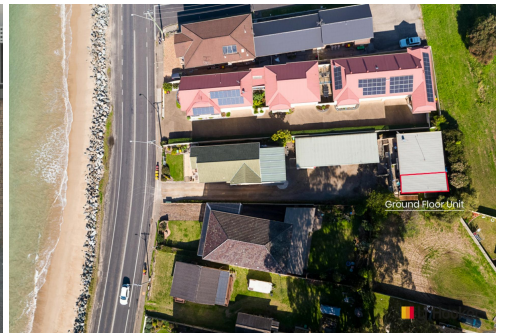




Batehaven, 5/374 Beach Road

Only 75m to the beach for \$369,000!

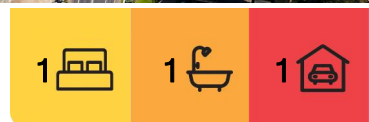
Welcome to this charming ground floor unit located at 5/374 Beach Road opposite Caseys Beach.

This coastal property features 1 bedroom, 1 bathroom, carport and storage room, perfect for a single person or couple looking for a peaceful retreat by the sea. Imagine going for a leisurely stroll along the beach, you could do this everyday with the beach straight over the road.....swimming in the Summer months or taking the kids or grandkids over the road for a play in the sand or a swing in the playground.

The property boasts not only a fabulous location, it has all you need for the simple life. The living room is bright with plenty of natural light and a sneak peak of the ocean. There is a modern kitchenette flowing onto the master bedroom with mirrored built-in robes and modern bathroom. Privacy is ensured with a seated courtyard area accessed via the glass sliding doors off the bedroom. There is a separate laundry and even a second laundry facility and storage room off the carport.



Disclaimer: 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.



For Sale
\$369,000

View
ljhooker.com.au/125PF8F

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

LJ Hooker Batemans Bay
(02) 4472 6455

Sit back and relax while enjoying the sound of the waves crashing against the shore. A great little unit perfect for relaxing after a long day at the beach.

Permanently let at \$350/wk until 20/11/24

Holiday Let Appraisal:

Peak Season - \$1,960/wk

High Season - \$1,540/wk

Mid Season - \$1,085/wk

Low Season - \$ 840/wk

Low Body Corp: \$490.62/qtr

Council Rates: \$2,508/yr

Only 10mins to Batemans Bay shopping and cafe precinct, marina and foreshore 2hrs to Canberra and 3.5hrs to Sydney.

Live in, holiday let or keep the excellent tenants the choice is yours! With a price guide of \$369,000, this property offers fantastic value for money in a prime location. Don't miss out on the opportunity to own your own piece of paradise by the sea. Contact Karen today to arrange an inspection.

(NB: All inspections require a minimum of 48hrs notice for the tenant).

More About this Property

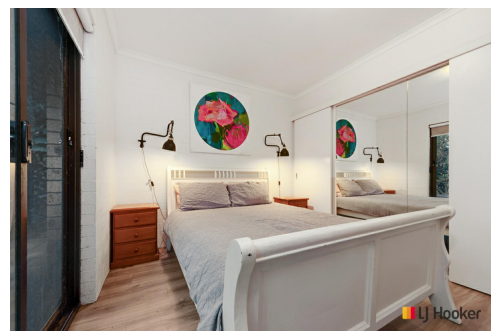
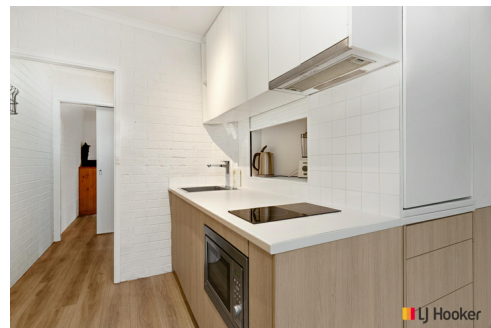
Property ID	125PF8F
Property Type	Unit

Karen Van Der Stelt 0413 221 504

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

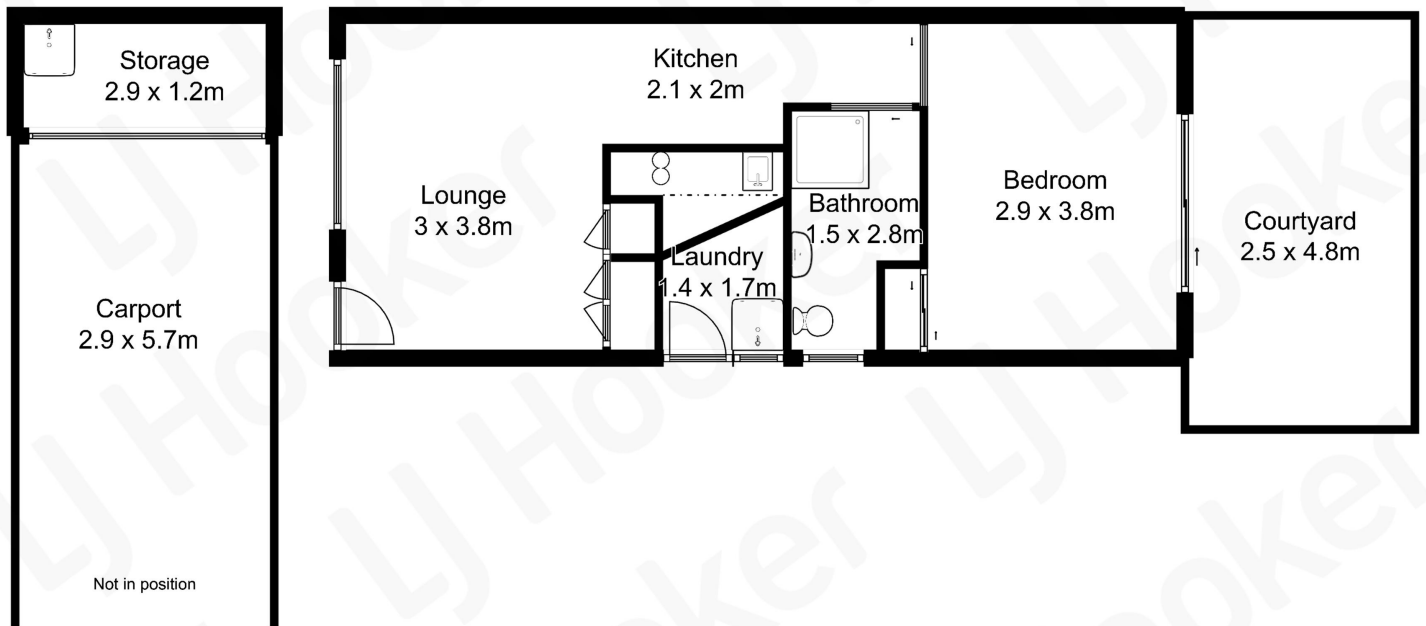
LJ Hooker Batemans Bay (02) 4472 6455

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



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All measurements are approximate and are intended as a guide only