



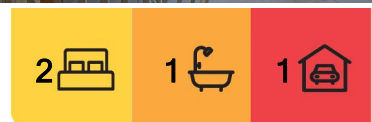
## Batehaven, 8/2 Sheila Street

Views to Snapper and Tollgate Islands.....640m to the Beach !

Welcome to this charming 2-bedroom, 1-bathroom unit located at 8/2 Sheila Street in the sought-after suburb of Batehaven. This property offers a convenient lifestyle with a single garage space and a balcony to enjoy the surrounding scenery towards the islands with lovely water views. The unit itself doesn't have any internal stairs but there are a few stairs leading down to the secure garage.

The apartment building is well-maintained, and the unit offers a comfortable, light filled living space with reverse cycle A/C, ceiling fan and a modern interior design. The living room and dining area open onto a spacious deck perfect for entertaining guests or sitting with a quiet cuppa while appreciating the water views. The kitchen is equipped with all the necessary appliances and has ample storage space.

The master bedroom has a Juliet balcony, built-in robes and a 2-way bathroom, the large



**For Sale**  
\$495,000

**View**  
[ljhooker.com.au/125ZF8F](http://ljhooker.com.au/125ZF8F)

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

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enclosed courtyard is paved and leads off the second bedroom with both bedrooms having ceiling fans.

When location and convenience are important you can't go past this property, only 320m the St Bernards Primary school, 640m to Caseys Beach and 670m to the Batehaven shops.

This property is perfect for owner occupiers or investors looking for a great opportunity.

Holiday Let Appraisal:

Peak Season - \$2,000/wk

High Season - \$1,800/wk

Mid Season - \$1,300/wk

Low Season - \$900/wk

Permanent Rental Appraisal: \$380-\$410/wk

Body Corp/Strata: \$927.55/qtr

Council Rates: \$2,503/yr

Only 10mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney makes this the perfect 'sea change' call to arrange an inspection at your earliest convenience.

## More About this Property

<b>Property ID</b>	125ZF8F
<b>Property Type</b>	Unit

**Karen Van Der Stelt 0413 221 504**

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Approximate floor area  
90 square metres



All measurements are approximate and are intended as a guide only