

11/12 Old Princes Highway, Batemans Bay

'A Place to Call Home' - Single Level, Immaculately Presented & Only 700m to the Shops!

This would have to be the best presented three bedroom ground floor units currently on the market. Perfect for downsizers or those just starting out, this home offers comfort, convenience, and outstanding value.

The furniture could be included in the sale if required, making this an easy move-in-ready option. Alternatively, why not secure your own 'Coast Home'-a place where you can enjoy everything you need without breaking the budget? While you're not using it, our holiday management team can take care of the property for you, providing the potential for additional income.

Prefer a more solid 'set and forget' investment? We are always seeking low-maintenance permanent rental properties just like this one.

Features include:
• Three good-sized bedrooms (two with built-in robes), all with ceiling fans

3 1 1

FOR SALE
$489,000

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.

LJ Hooker

• Light-filled living and dining area with reverse-cycle air conditioning and ceiling fan
• Spacious kitchen with all-electric appliances
• Combined bathroom and laundry
• Near-new vertical blinds throughout
• Private rear courtyard with space to create your own garden
• Lock-up garage

Permanent Rental Appraisal: $480-$500 per week

Holiday Let Appraisal:
Peak Season - $2,380 per week
High Season - $2,030 per week
Mid Season - $1,610 per week
Low Season - $1,260 per week

Outgoings:
Body Corp/Strata: $1,017/qtr
Council Rates: $2,737/yr

Ideally located just 700m to the Batemans Bay shopping and café precinct, 1.1km to the foreshore, and approximately 2 hours to Canberra and 3.5 hours to Sydney, this property offers convenience and lifestyle in equal measure.

Move-in ready - Call today to arrange 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	12URF8F
Property Type	House









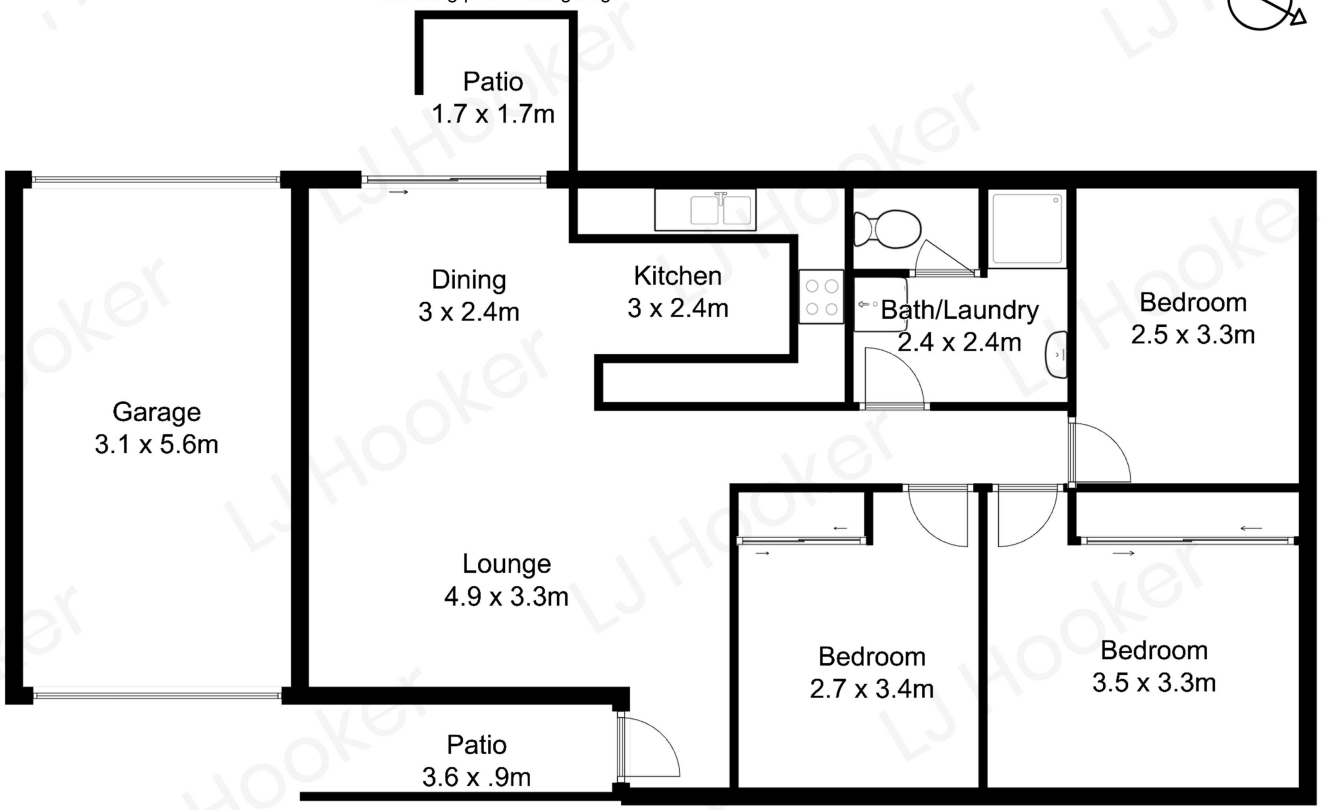


Karen Van Der Stelt 0413 221 504
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | kvanderstelt.batemansbay@ljhooker.com.au

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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Total Approximate Area
103 square metres
Including patios and garage



All measurements are approximate and are intended as a guide only

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