



## Batemans Bay, 1/12 Old Princes Highway

HANDY LOCATION, CLOSE TO TOWN

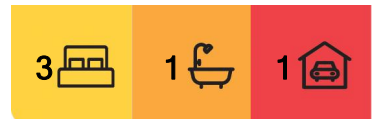
This three-bedroom single level semi-detached home in a popular location is perfect to rest or invest. The property has a long-term single tenant who keeps it like her own with a lease in place till June 2025, who would love to stay on, paying \$260 a week.

The Burrawangs are a popular complex of one, two and three-bedroom single level homes in walking distance of the main CBD of Batemans Bay. Popular with older residents due to their easy access design and location to the main amenities on offer. The property offers built-ins in two of the bedrooms, ceiling fans and a combo laundry/bathroom with separate W/C built with concrete slab and western red cedar, cladding and colorbond roofing. A covered patio area extends along the front of the home looking into a private garden area which is a perfect spot to enjoy the outdoors.

Well priced in the current market if you are a downsizer, first home buyer or an investor looking to add to their portfolio. This property is well worth consideration.



**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**  
\$450,000

**View**  
[ljhooker.com.au/12ASF8F](http://ljhooker.com.au/12ASF8F)

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

Council Rates: \$2,627.77/year

## More About this Property

**Property ID** 12ASF8F

**Property Type** House

**Rob Routledge 0414 235 976**

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

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

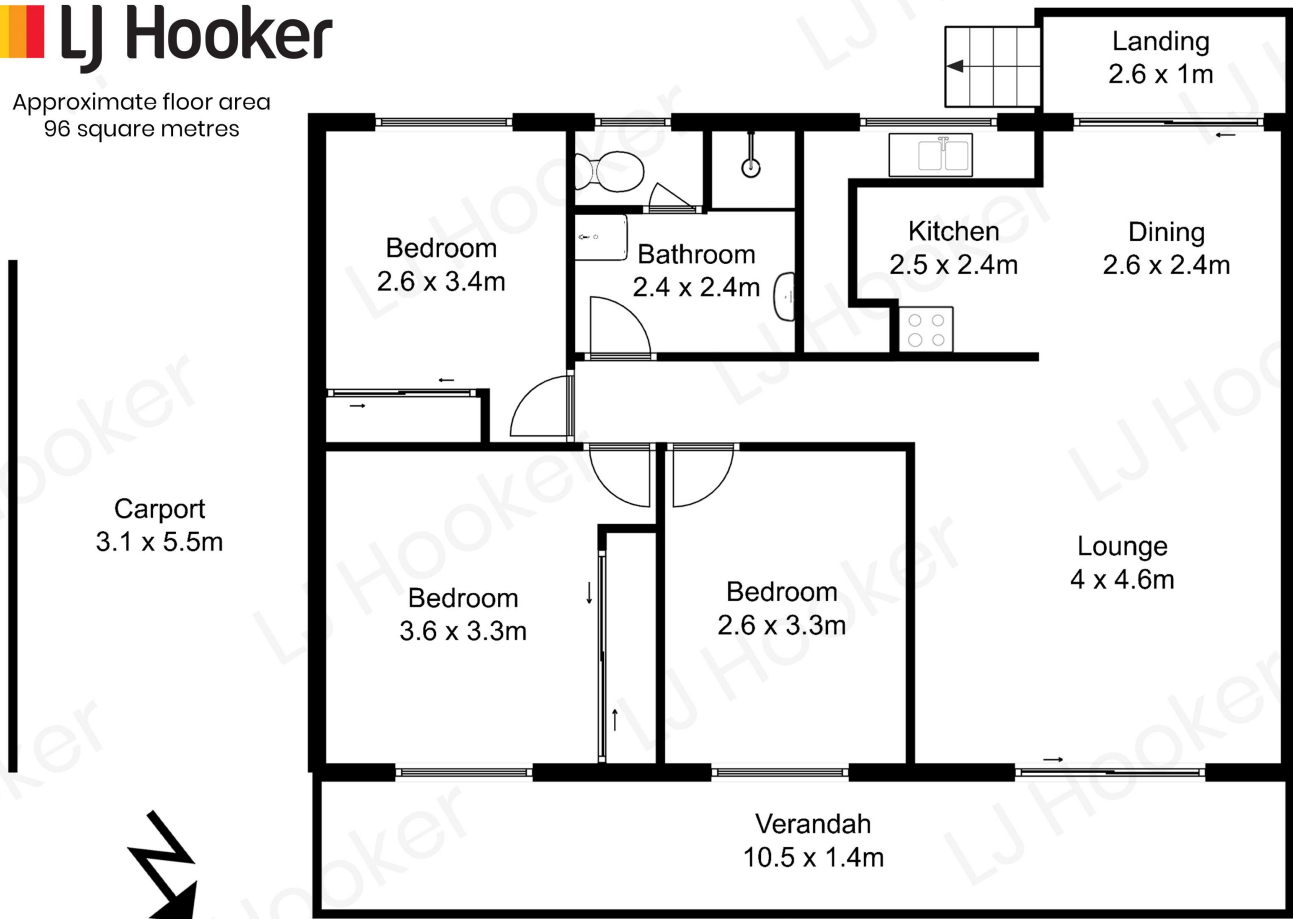
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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Approximate floor area  
96 square metres



All measurements are approximate and are intended as a guide only