



## Batemans Bay, 3/15 Crown Street

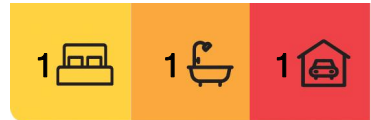
### SMART ADDITION TO YOUR PROPERTY PORTFOLIO

Situated near the heart of Batemans Bay is this cosy and affordable one bedroom unit, together with open plan living / kitchen area and combo bathroom/laundry and a decent sized bedroom with built-in robe. The property has reverse cycle air conditioning in living area.

Outside there is a covered front deck area with pretty flower beds around it to attract the birds. For the car there is a single covered carport with a lock-up garden shed.

The property is currently rented to a single long-term tenant paying \$205 a week with a lease in place until February 2025 and is keen to sign a new lease if offered.

The location is within walking distance of all the CBD and Soldiers Club so perfect if you want to leave the car at home.



**For Sale**  
\$270,000

**View**  
[ljhooker.com.au/ZP0F8F](http://ljhooker.com.au/ZP0F8F)

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

**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.

Rates: \$2,634.82/year

Strata: \$2,264.40/year

## More About this Property

<b>Property ID</b>	ZP0F8F
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning

### 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

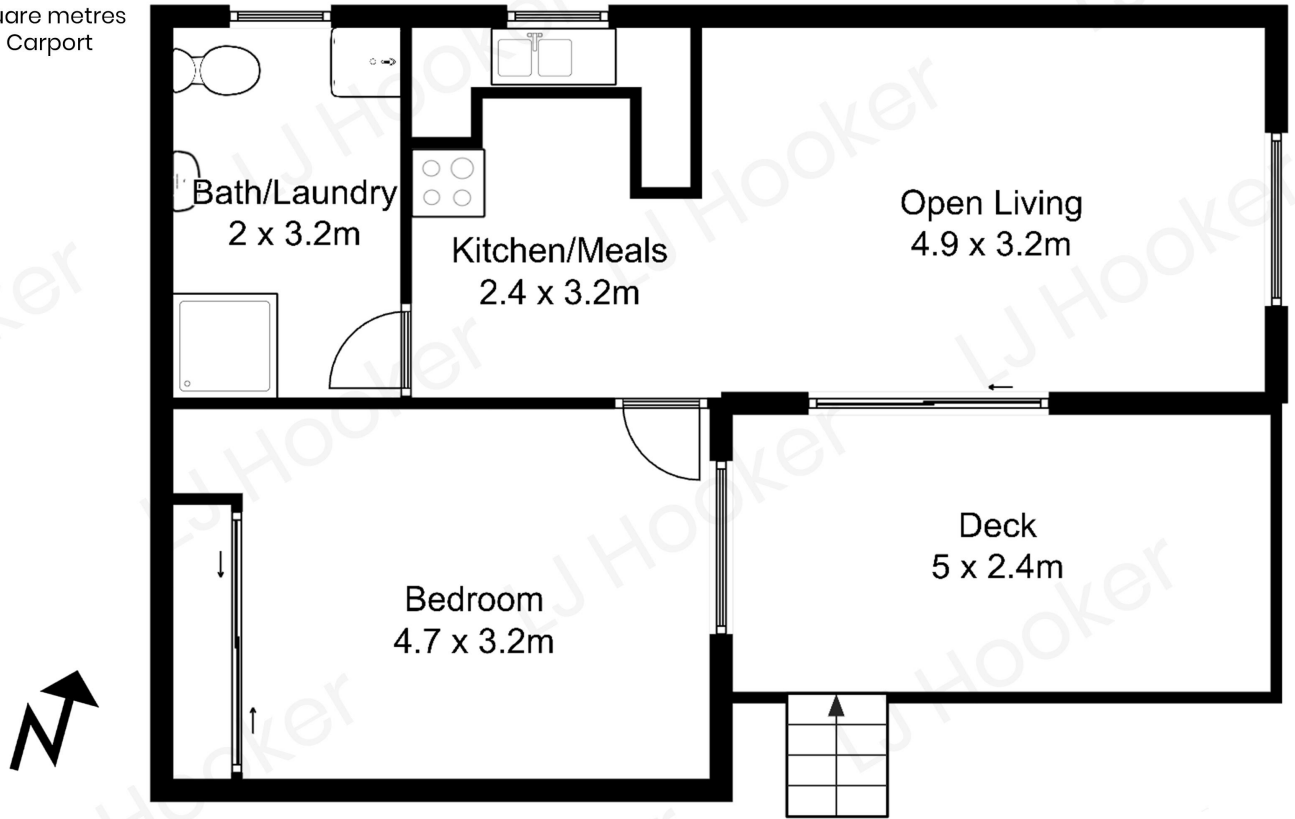
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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Approximate floor area  
63 square metres  
+ Carport



All measurements are approximate and are intended as a guide only