



Batemans Bay, 3/53 Golf Links Drive

Versatile Coastal Living - Walk to Golf, Marina and Foreshore

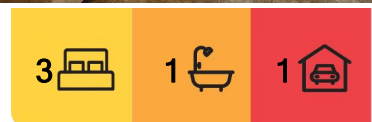
Situated in an enviable location just 300m from the Catalina 27-hole Championship Golf Course and only 355m to the marina and coastal foreshore, this 3-bedroom townhouse offers lifestyle, convenience, and opportunity in equal measure. Whether you're looking to move in, holiday let, or secure a permanent rental, this property ticks all the boxes.

Key Features:

- Spacious Living: Spread across a functional floorplan, the townhouse offers a light-filled living and dining area, perfect for relaxing with separate kitchen and dining.
- Three Bedrooms: Generously sized bedrooms all with built in robes, two with sliding glass door access to the private balcony with some water and golf course glimpses.
- Modern Updates: Enjoy the comfort of a brand-new hot water system and a refreshed bathroom with a new shower and a WC on each level



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
\$475,000

View
ljohnhooker.com.au/12EBF8F

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- Outdoor Appeal: The property includes a covered carport with an adjoining shed, ideal for additional storage and a fenced courtyard.
- Prime Location: Within 1km to the heart of town, everything you need is within walking distance - shops, cafes, and essential services.
- Rental Opportunity: With a rental appraisal of \$480-\$520 per week, this vacant property is ready for immediate occupancy or income generation.

Holiday Let Appraisal:

Peak Season - \$1,505/wk

High Season - \$1,190/wk

Mid Season - \$1,015/wk

Low Season - \$ 840/wk

Body Corporate/Strata: \$950.00/qtr

Council Rates: \$2,668/yr

Lifestyle Highlights:

Walk to the golf course for a round, stroll to the marina for a day on the water, or simply enjoy the nearby foreshore and all the coastal activities this sought-after area has to offer. This property represents a fantastic investment or lifestyle opportunity in a boutique block of three, offering low-maintenance living with outstanding proximity to key amenities.

Only 2hrs to Canberra and approximately 3.5hrs to Sydney makes this the perfect 'Sea Change'. Call for an appointment at your earliest convenience.

More About this Property

Property ID	12EBF8F
Property Type	House

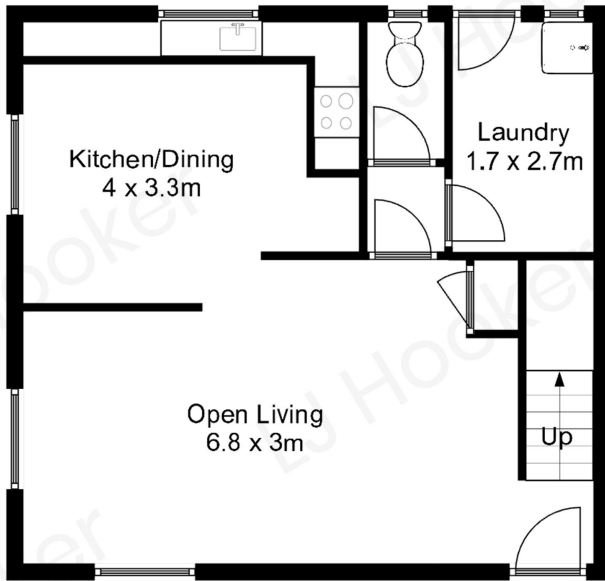
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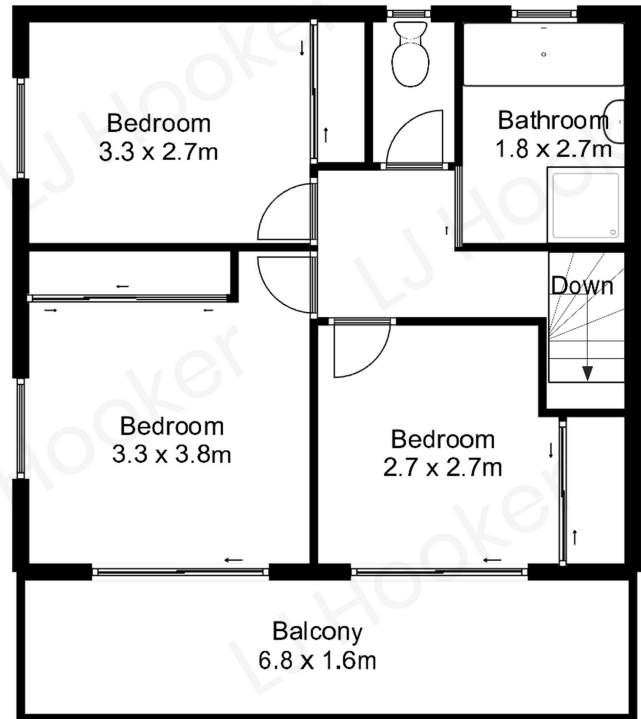


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Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

