







8/33 Clyde Street, Batemans Bay

Executive Townhouse in Waterfront Precinct !

This beautifully presented executive townhouse offers an exceptional coastal lifestyle. Overlooking the sparkling in-ground pool and just 230 metres from the Clyde River and vibrant café scene, it's the ideal blend of luxury, location, and low-maintenance living.

Step inside to a light-filled open-plan living and dining area that flows seamlessly to a deck overlooking the pool - a perfect spot to relax or entertain. The stylish kitchen forms the heart of the home, complete with quality appliances, ample bench space, and a contemporary design that makes cooking a pleasure.

Upstairs, you'll find three generous bedrooms, including a superb master suite featuring breathtaking views across the Clyde River where you can look over and see the houseboats moored. The master also includes a spacious built-in robe, reverse-cycle air conditioning, and a private ensuite. Bedrooms two and three both feature built-in robes and share a modern central bathroom, conveniently positioned for guests.

On the ground floor, enjoy a large private paved courtyard off the combined bathroom/laundry. The property also includes a generous

3 2 2

FOR SALE
$790,000

VIEW
By Appointment

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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.

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storage room off a double lock-up garage.

" Overlooks the complex's in-ground pool
" Next door to the popular 7even Café - ideal for coffee and brunch year-round
" Only 230m to Batemans Bay's shopping and café precinct, foreshore, boat ramp, kids' playground, and BBQ facilities
• Currently tenanted at $585 per week
• Body Corporate: $1,046/qtr
• Council Rates: $2,821/yr
• Lifestyle & Location

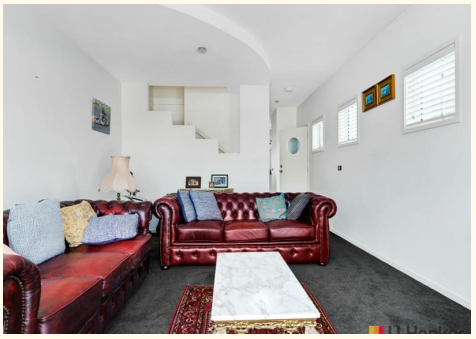
Holiday Let Appraisal:
Peak Season - $2,870/wk
High Season - $2,555/wk
Mid Season - $2,205/wk
Low Season - $1,400/wk

Enjoy the ultimate convenience - stroll across the road to the Batemans Bay foreshore markets held on the 1st and 3rd Sunday of each month, or simply leave the car at home and walk to Woolworths for the essentials. Pick up fish and chips for dinner, drop a line into the river, and take in the relaxed coastal vibe that makes this area so sought-after.

A brilliant investment opportunity with a quality tenant in place, or an ideal future holiday home where you can enjoy the income during peak seasons and escape here yourself during quieter months. Alternatively, make the ultimate "sea change" and move in permanently - the choice is yours.

Only 2 hours to Canberra and 3.5 hours to Sydney.
(Minimum 48 hours notice required for all inspections).

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	12P3F8F
Property Type	Townhouse

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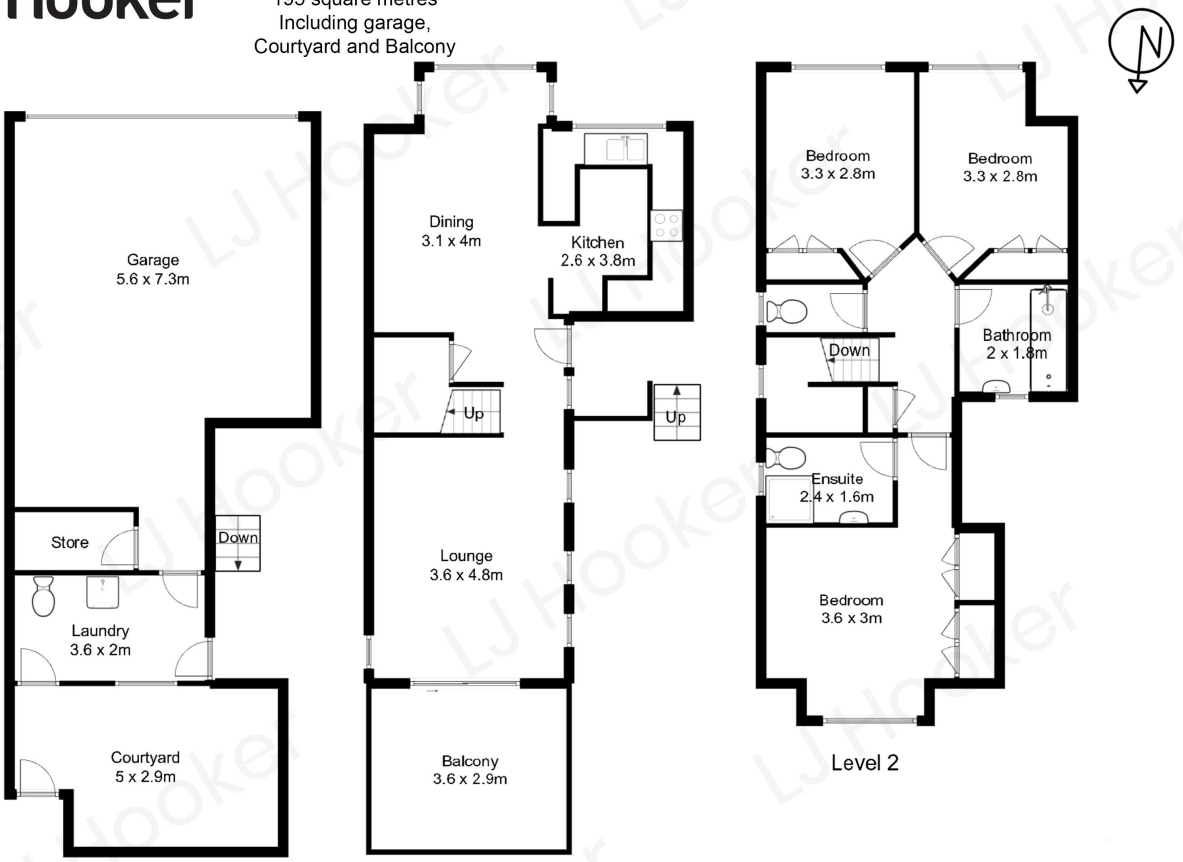
Total Approximate Area
195 square metres
Including garage,
Courtyard and Balcony



All measurements are approximate and are intended as a guide only

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