



Image depicts virtual staging

 LJ Hooker



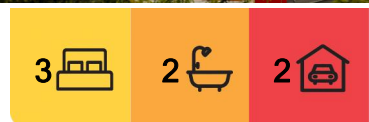
## Batemans Bay, 8/9-11 Bent Street

Only 270m to Batemans Bay Shopping and Cafe Precinct

Imagine a spacious, three-bedroom townhouse, ideally located just 270m from the vibrant town centre. This modern home boasts a large floor plan, offering plenty of living space for a family or professionals.

Upon entry, you are greeted with an expansive open-plan living area, seamlessly flowing into the dining and kitchen spaces. The living room is well-lit, with large windows that provide natural light, creating a welcoming atmosphere. The kitchen is well-appointed with contemporary appliances, ample cabinetry, and counter space, perfect for those who love to cook or entertain.

The townhouse features three generously sized bedrooms, each offering built-in wardrobes. The master bedroom includes an ensuite bathroom for added privacy and convenience, while the other two bedrooms share a well-designed, modern bathroom. For car accommodation, the property offers a large, secure garage with ample space for two vehicles. Additional off-street parking is also available, ensuring there's always room for guests or extra vehicles.



**For Sale**  
\$665,000

**View**  
[ljhooker.com.au/12D8F8F](http://ljhooker.com.au/12D8F8F)

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 LJ Hooker

**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.

In terms of storage, this townhouse excels. The garage features additional rumpus and workshop, and the home itself has a range of closets and utility spaces to keep everything neatly organized.

With its close proximity to town, you're just a short walk away from shops, cafes, restaurants, and public transport, making it a perfect location for easy living. The property also offers a private courtyard, ideal for outdoor relaxation or entertaining and two deck with some water views.

This townhouse is the ideal balance of convenience, comfort, and space.

- \* 3 bedrooms (all with built-ins and main with ensuite)
- \* 2 living rooms both with their own Balcony
- \* Additional teenage retreat/rumpus or possibly 4th bedroom downstairs
- \* Reverse cycle a/c (x2) and fans
- \* Good size private courtyard
- \* Currently rented to excellent tenants @ \$390/wk on a month to month lease (rental appraisal \$500-\$550/wk)
- \* Body Corp/Strata: \$800/qtr
- \* Council Rates: \$2,630/yr
- \* Large tandem garage for 2 x cars, boat and car etc. (plenty of storage)
- \* Modern kitchen

Holiday Let Appraisal:

Peak Season - \$2,380/wk

High Season - \$2,065/wk

Mid Season - \$1,225/wk

Low Season - \$ 910/wk

Move in for a 'Sea Change', use as an idyllic Holiday home or add to your property portfolio. Please call to arrange an inspection. NB: 48hr required for all inspections.

(Some photos depict virtual furniture)

## More About this Property

<b>Property ID</b>	12D8F8F
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (3) Balcony Built-in-Robes Secure Parking 3 Living Rooms 2 Balconies and Courtyard

**Karen Van Der Stelt 0413 221 504**

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All measurements are approximate and are intended as a guide only

