



13/13 Bent Street, Batemans Bay

2 🏠 2 🚿 1 🚗

## Stylishly renovated.....Only 300m to Batemans Bay shopping precinct !

**FOR SALE**  
\$490,000

**AGENTS**

Karen Van Der Stelt  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

**AGENCY**

LJ Hooker Batemans Bay  
(02) 4472 6455

Central to everything and only 50m to local shops, cafes and restaurants this home is being offered for sale fully furnished so perfect for a holiday home, add to your investment portfolio or move in for a 'sea change'. Breathe in the salt air while sitting on your perfectly appointed north-east facing balcony and only a 480m stroll to the foreshores.

- Fully renovated kitchen with quality appliances, open plan dining and living room with ceiling fan and sliding glass door onto the balcony
- 2 bedrooms, both with built-in robes and ceiling fans, plus study nook
- Renovated combined bathroom/laundry
- Permanent rental appraisal: \$420-\$460/wk
- Secure gated access to the apartment
- Single lock up garage and storage

Council Rates: \$2,682.79 per year  
Strata Rates: \$807.87 per quarter

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.



Holiday let appraisal:

Peak Season - \$2,730/wk

High Season - \$1,960/wk

Mid Season - \$1,400/wk

Low Season - \$1,050/wk

Approximately 2hrs to Canberra and around 3.5hrs to Sydney. Call to arrange an inspection at your earliest convenience.

## MORE DETAILS

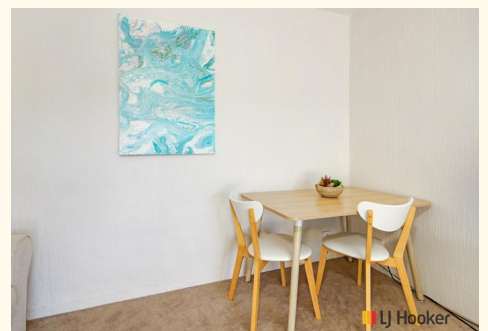
Property ID 1267F8F  
Property Type Unit  
Land Area 75 m2

### **Karen Van Der Stelt 0413 221 504**

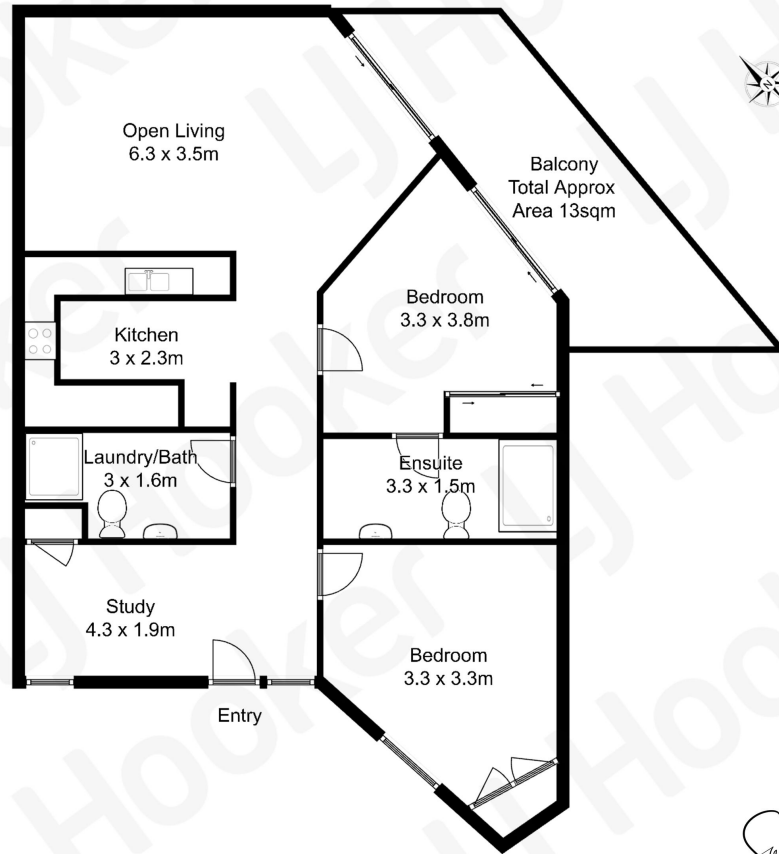
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

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

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Approximate floor area  
105 square metres  
Property Includes  
Garage: 6.1 x 3.2m  
Storage space: 1.2 x 3m



All measurements are approximate and are intended as a guide only

*South Coast Pix*  
"Beautiful images of spaces and places"