



2/10 Catlin Avenue, Batemans Bay

## Ground Floor Unit - Prime Location, Excellent Investment !

This well-positioned ground floor unit sits within a small boutique complex, just 530m from the northern end of Corrigans Beach, recreational sports fields, the local boat ramp and TAFE campus. A short, level 215m walk will take you to the Catalina Country Club and its renowned 27-hole championship golf course, while Batemans Bay CBD is only 1.9km away.

Currently leased to long-term tenants who maintain the property beautifully and would love to stay on, this is a ready-made investment returning \$480 per week.

Unit features:

- 2 bedrooms, both with built-in robes;
- Reverse cycle A/C in the living room for year round comfort;
- Combined bathroom/laundry for convenience;
- A practical kitchen with ample storage and bench space;
- Private verandah at the front to sit and have a coffee;
- A single lock-up garage with manual roller door (there is power connected to the garage).

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**FOR SALE**  
\$439,000

### AGENTS

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

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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.

 **LJ Hooker**

Whether you're seeking a solid investment or a future coastal escape in a highly desirable location, this unit is an opportunity not to be missed.

- Tenanted @ \$480/wk
- Body corporate/strata approx \$640/qtr
- Council rates \$2,747/yr

Located only 2hrs from Canberra and around 3.5hrs to Sydney, here is your chance to secure a property that ticks all the boxes yet won't break the bank! Ground floor units like this do not come up often, so do not miss this opportunity ! Call today to arrange an inspection (NB: Minimum 48hrs notice as this is a tenanted property).

NB: Some photos depict virtual furniture.

## MORE DETAILS

Property ID                    12MDF8F  
Property Type                Unit

### Karen Van Der Stelt 0413 221 504

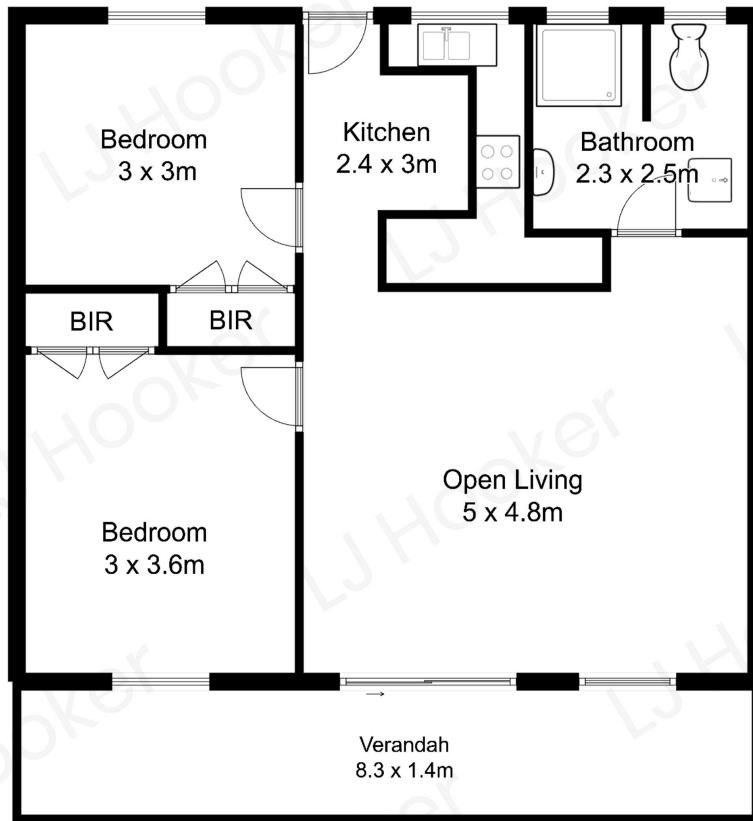
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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### LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
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Approximate Floor Area  
78 square metres  
Property includes  
Single garage



All measurements are approximate and are intended as a guide only