



2/9 Avalon Street, Batemans Bay

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Coastal Lifestyle, Golf & Relaxed Living

FOR SALE
\$490,000 - \$510,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

Imagine starting your day with a stroll to the beach, a quick launch from the nearby boat ramp, or a round of golf at the Catalina Country Club - all within easy walking distance. Just 325m to the boat ramp, 450m to the beach, and 500m to the 27-hole Championship course, this beautifully renovated single-level 2-bedroom unit offers the perfect lifestyle for retirees, downsizers, or those starting out and looking for a low-maintenance permanent residence.

Set in a boutique block of only three, the home captures a relaxed coastal ambiance with light-filled interiors, a reverse cycle A/C, and a stylishly appointed kitchen. The modern bathroom/laundry adds to the convenience. Both bedrooms feature built-in robes and ceiling fans, with the second bedroom flowing out to a private courtyard, ideal for morning coffee or quiet retreat. There is also an allocated parking space next to the unit.

With very low body corporate fees, this is an affordable and carefree option whether you're ready to retire, seeking a holiday base, or securing a smart investment with potential for solid rental returns.

Holiday Let Appraisal:

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**

Peak Season - \$1,540/wk
High Season - \$1,155/wk
Mid Season - \$945/wk
Low Season - \$700/wk

Permanent Rental Appraisal: \$370-\$390/wk

Low Body Corp: \$1,300/yr
Council Rates: \$2,789/yr

Only 2.3km from Batemans Bay's shopping and café precinct, you'll pass the Marina on the way, a constant reminder of the enviable lifestyle this location provides. Canberra is just 2 hours away, with Sydney around 3.5 hours by car.

Call for an inspection at your earliest convenience !

MORE DETAILS

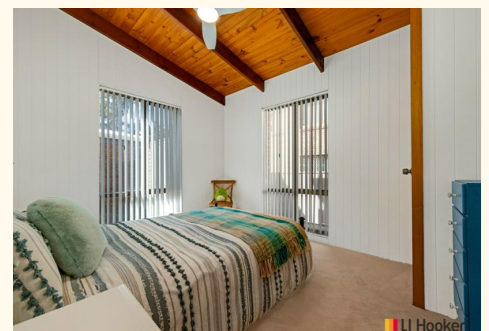
Property ID 105RF8F
Property Type Unit

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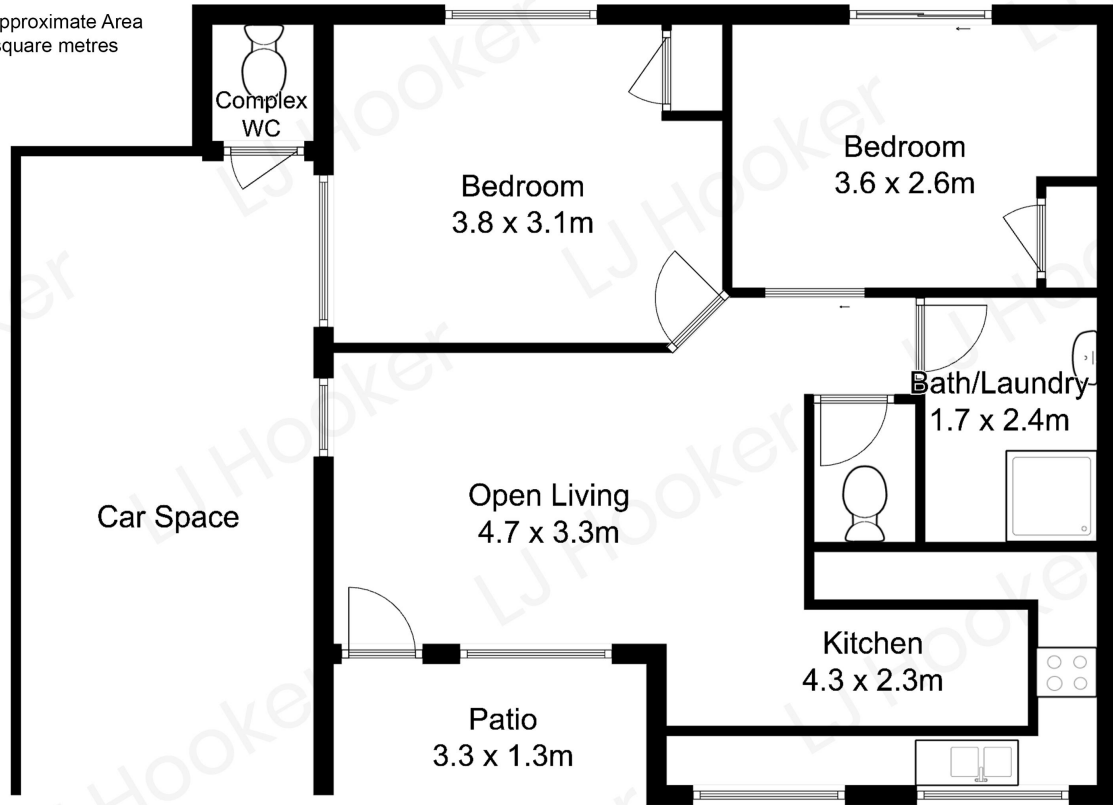
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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Total Approximate Area
62 square metres



All measurements are approximate and are intended as a guide only