



3/12 Old Princes Highway, Batemans Bay

Single level Unit only 750m to Batemans Bay CBD !

Welcome to Unit 3/12 Old Princes Highway, Batemans Bay - conveniently located just 750m from the Batemans Bay shopping and café precinct and picturesque foreshore, with a bus stop to town positioned near the entrance of the complex.

Perfectly suited to those looking to downsize without stretching the budget, the astute investor, or anyone seeking a low-maintenance holiday home on the coast, this well-positioned unit offers comfort, convenience, and value.

Property Features:

- Open plan living and dining area with reverse cycle air conditioning
- Good-sized kitchen with ample storage
- Combined bathroom and laundry
- Two bedrooms, both with built-in robes
- Light-filled sunroom
- Single garage

Rental Information:

Permanent rental appraisal: \$480-\$500 per week

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FOR SALE
\$429,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
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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.

 **LJ Hooker**

Holiday Let Appraisal:

Peak Season - \$2,380 per week

High Season - \$2,030 per week

Mid Season - \$1,610 per week

Low Season - \$1,260 per week

Outgoings:

Body Corporate/Strata: \$960 per quarter

Council Rates: \$2,730 per annum

The current owner's preference is to rent the property back until September 2026, offering an immediate rental return opportunity for investors.

Conveniently located just 2 hours to Canberra and approximately 3.5 hours to Sydney, this is an ideal opportunity to secure an affordable coastal property in a sought-after location.

Call today to arrange your inspection - opportunities like this don't last long!

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 12UXF8F
Property Type Unit

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