



## Batemans Bay, 4/9-11 Bent Street

Spacious Townhouse in Prime Location - Perfect Investment or Lifestyle Choice !

This modern and spacious 2-bedroom townhouse offers the ultimate in convenience and comfort, just 270 meters from Batemans Bay's vibrant shopping and café precinct and a short 500m stroll to the picturesque foreshore.

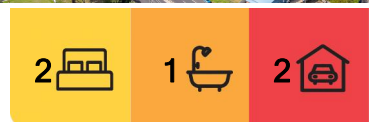
Boasting a light-filled living area with glass doors opening onto a balcony this home is perfect for relaxing or entertaining and even offers some water views from the master bedroom. The contemporary design includes modern flooring throughout, and the property is equipped with 3 reverse cycle air conditioners to ensure year-round comfort. The two spacious size bedrooms both have built in robes and are conveniently located next to the bathroom.

The living room and kitchen are open plan with a second WC off the laundry leading onto a small private courtyard.

Downstairs, you'll find ample storage space and a huge double tandem garage that could even accommodate a boat, providing great versatility and practicality.



**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.



**For Sale**  
\$555,000

**View**  
By Appointment

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

This townhouse is a fantastic investment opportunity, with a permanent rental appraisal of \$460-\$520 per week, or would make a perfect holiday home or permanent residence.

Holiday Let Appraisal:

Peak Season - \$1,960/wk

High Season - \$1,610/wk

Mid Season - \$1,400/wk

Low Season - \$1,260/wk

Body Corp/Strata: \$800/qtr

Council Rates: \$2,639/yr

Only 2hrs to Canberra and around 3.5hrs to Sydney. Don't miss out on this prime property in a sought-after location.

NB: Some photos depict virtual styling.

## More About this Property

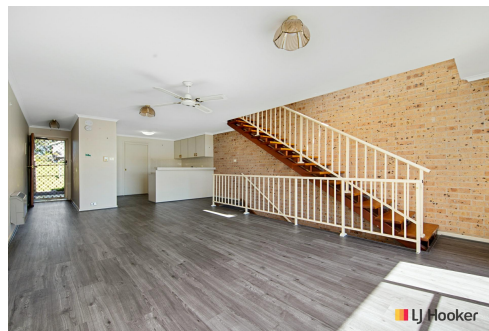
<b>Property ID</b>	12EKF8F
<b>Property Type</b>	Unit

**Karen Van Der Stelt 0413 221 504**

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