



Batemans Bay, 7/9-11 Bent Street

Huge townhouse only 85m to Batemans Bay CBD with room to park the boat!

Welcome to 7/9-11 Bent Street, Batemans Bay! This stunning townhouse really is the size of a house with some water views from the living room and upstairs bedrooms. It is the perfect opportunity for those seeking a comfortable and convenient lifestyle. With its prime location and impressive features, this property is sure to be a standout with all the boxes ticked here.

Featuring three spacious bedrooms and two modern bathrooms, (3 toilets) this home offers ample space for a growing family or those who simply enjoy extra room. The master bedroom comes complete with a double built-in robe, ensuring all your storage needs are met.



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
\$659,000

View
ljhooker.com.au/122UF8F

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

LJ Hooker Batemans Bay
(02) 4472 6455

The open-plan living room and separate dining area are bathed in natural light, creating a warm and inviting atmosphere both with a lovely sun-drenched balcony to enjoy the peaceful outlook. The reverse cycle air conditioning ensures year-round comfort, no matter the weather. The well-appointed kitchen boasts modern appliances and ample bench space, perfect for the avid home cook.

Step outside onto to spacious rear courtyard off the laundry and you have another private area to entertain friends and family, you could be forgiven for thinking you are in Tuscany with the quaint ambience. The townhouse is situated on the end in a well-maintained building, being one of the only 3 bedroom, 2 bathroom abodes almost a third larger than most of the others in the complex and offering peace of mind and security.

With a huge double tandem garage, (you can even fit your car and boat - as the owner's do), there is also a workshop and another additional room off the garage. Ping pong anyone? Maybe set up as a snooker room? You'll have plenty of space for your vehicles or additional storage needs.

Permanent Rental Appraisal : \$475-\$505/week

Council Rates: \$2,517/yr

Body Corp: \$680/qtr

Holiday Let Appraisal:

Peak Season: \$2,308wk

High Season: \$1,960wk

Mid Season: \$1,400wk

Low Season: \$1,050wk

- * 2 balconies (off living room and dining room).
- * Private courtyard.
- * LED lights throughout.
- * Ensuite with bath and shower.
- * Built in robes all 3 bedrooms.
- * Reverse cycle A/C master bedroom, bedroom 2 and dining room.
- * Electric cooktop and electric oven in kitchen.

Situated in the heart of Batemans Bay, this property offers easy access to the centre of the shopping and cafe precinct, marina, forshores and local Social Clubs. Enjoy a leisurely stroll along the waterfront, or take advantage of the nearby parks and gardens, everything is right at your doorstep, no need to bring the car.

Priced at \$659,000, this property offers excellent value for money. Don't miss out on the opportunity to make this property your new home.



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More About this Property

Property ID	122UF8F
Property Type	Unit
House Size	126 m ²
Including	Toilets (2) Built-in-Robes

Karen Van Der Stelt

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

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

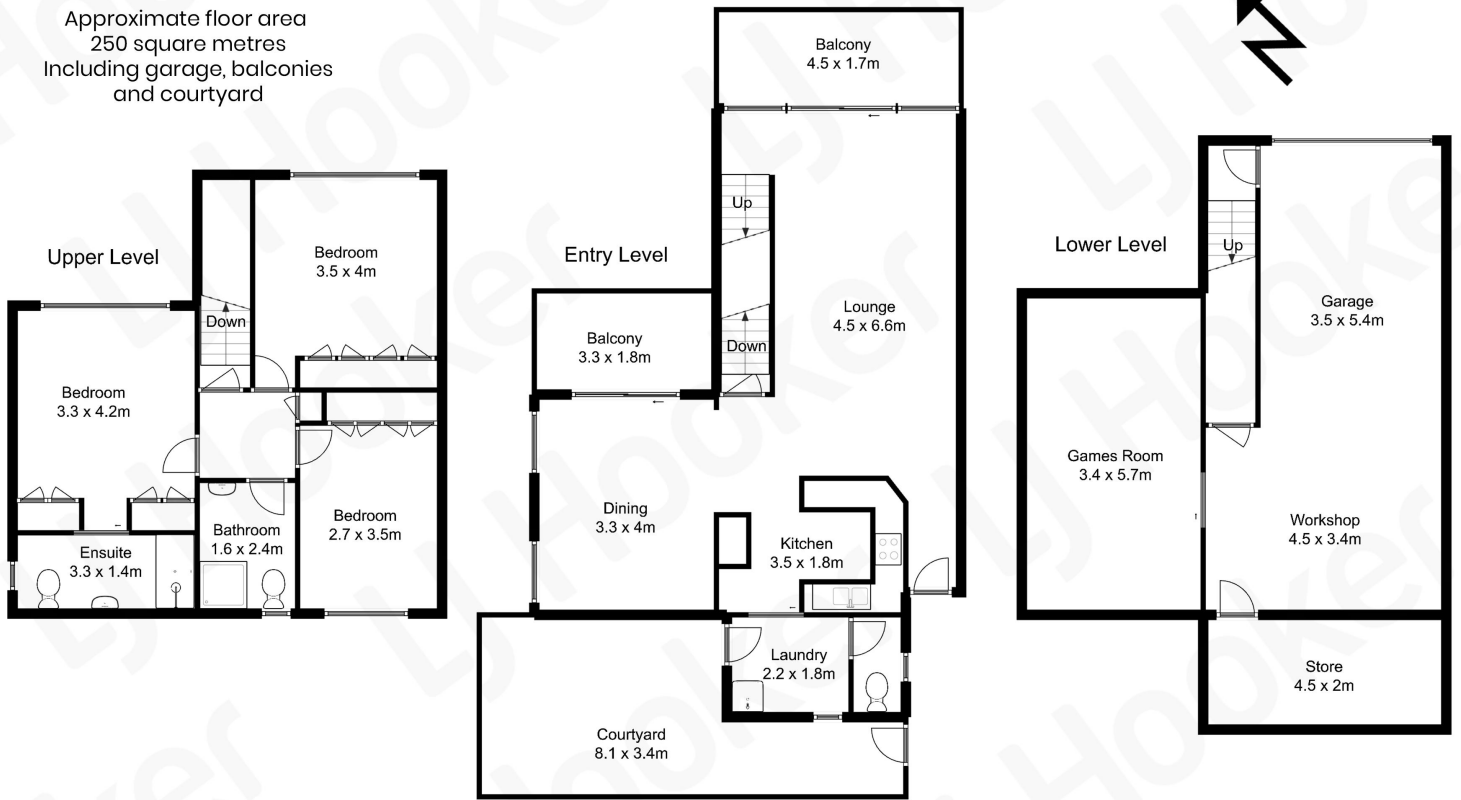


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Approximate floor area
250 square metres
Including garage, balconies
and courtyard



All measurements are approximate and are intended as a guide only

