

Unit 5/9 South Street, Batemans Bay

Ground Floor Unit Conveniently Close to Batemans Bay CBD - Pool and Half Tennis Court !

Positioned in a popular complex and just 570 metres from the hospital and approximately 1.2 kilometres from Batemans Bay's shopping and café precinct and beautiful foreshore, this ground floor two-bedroom unit offers comfortable, low-maintenance living in a convenient location.

Featuring modern flooring throughout, the unit comprises two bedrooms, both with built-in robes, a practical kitchen with plenty of storage, and a combined bathroom and laundry. Step outside to enjoy your own private rear courtyard, while the single lock-up garage provides secure parking and the added bonus of a separate storage room at the rear.

Residents can also take advantage of the complex's shared swimming pool and half tennis court, adding to the appeal of this popular setting.

An excellent opportunity for investors, first-home buyers or those looking to downsize, this property offers versatility and convenience.

2 1 1

FOR SALE
$429,000

VIEW
By Appointment

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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.

Currently has a lovely tenant who would be happy to sign a new lease, it presents an attractive investment opportunity with an existing rental return of $420 per week. The current lease expires on 5 November 2026.

Property features at a glance:
- Ground floor unit with no steps
- Two bedrooms, both with built-in robes
- Modern flooring throughout
- Practical kitchen with ample storage
- Combined bathroom and laundry
- Private rear courtyard
- Single lock-up garage with additional storage room
- Shared swimming pool and half tennis court
- " Convenient location close to the hospital, shops, cafés and foreshore

Rental appraisal: $430.00-$495.00 per week

Holiday let appraisal:
Peak season $1,995 per week ($285 per night)
High season: $1,400 per week ($200 per night)
Mid season: $1,050 ($150 per night)
Low season: $700 ($100 per night)

Outgoings:
- Strata levies: $888 per quarter
- Council rates: $2,663 per annum
- Current rental return: $420 per week

Enjoy the relaxed coastal lifestyle of Batemans Bay, approximately two hours from Canberra and three and a half hours from Sydney.

Ground floor units with level access are always in demand, making this property well worth your inspection.

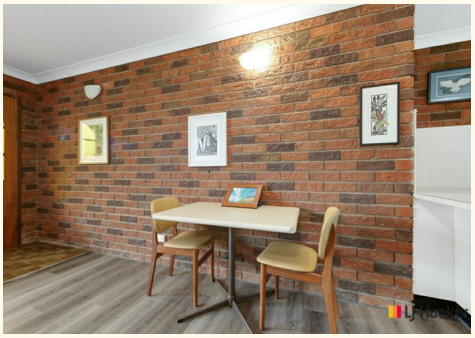
Contact us today to arrange your inspection. Please note that a minimum of 48 hours' notice is required for all inspections, as the property is currently tenanted.

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

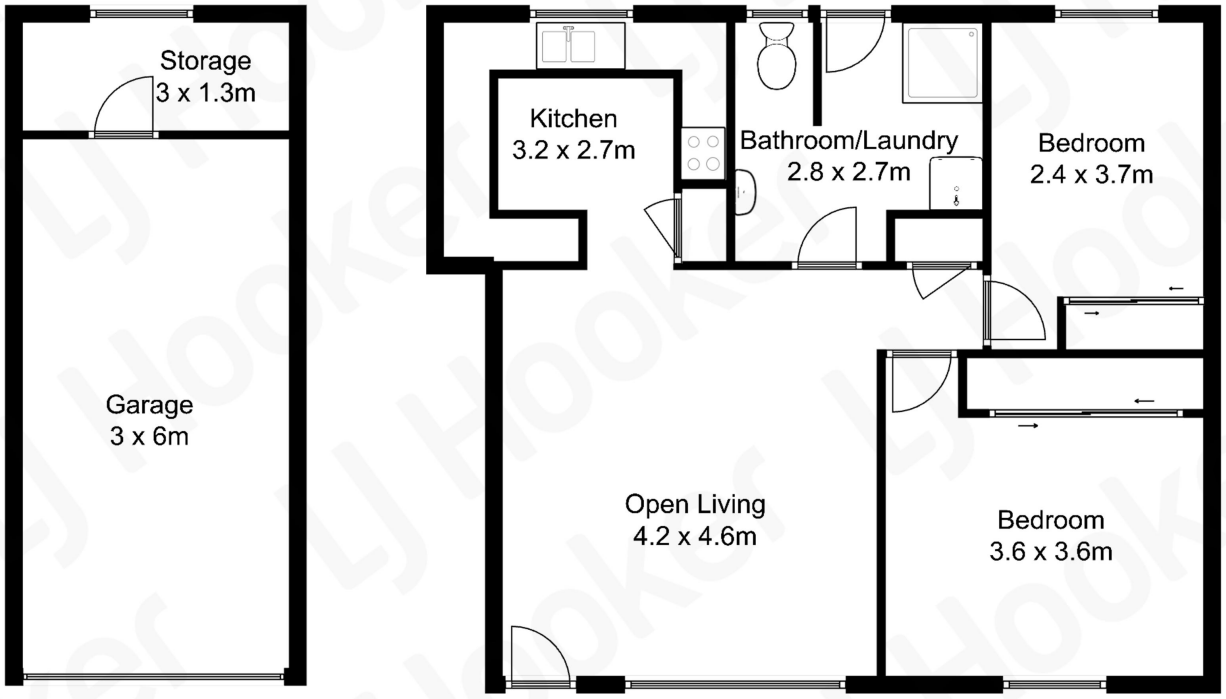
Property ID	12Z3F8F
Property Type	Unit

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Approximate floor area
93 square metres
Including garage



All measurements are approximate and are intended as a guide only

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