



**Sold**



2/6 Kobada Avenue, Lilli Pilli

## THE RETREAT

Welcome to your new lifestyle - just around a 120-metre level walk to Mosquito Bay cove, boat ramp, and the ever-popular Three66 Café for that morning coffee.

The property itself is an interesting design, built as a duplex under a strata sub-division with a shared driveway. Rather than the usual side-by-side setup, this one's built front and back, with the one being sold here positioned privately at the back.

With a generous 318sqm under roof, the home features two bedrooms, one bathroom, and a large open-plan living area with wraparound decks upstairs. On the ground level, there's another bedroom, a laundry/bathroom area with storage, a large double garage, plus a second single garage that could easily double as a games room or hobby space - plenty of room for everyone and everything.

A closed-in courtyard is accessible from the laundry or via an external gate - perfect for keeping the pooch safely contained when needed. Out the back, there's also a separate building shared 50/50 with the front unit, offering handy extra storage.

The upstairs living area is filled with natural light thanks to extensive

3 2 3

**FOR SALE**  
\$750,000

### AGENTS

Rob Routledge  
0414 235 976  
rroutledge.batemansbay@ljhooker.com.au

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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**LJ Hooker**

glass and even offers glimpses out to the ocean, while the reserve behind gives a wonderful sense of privacy.

Lilli Pilli is a sought-after location, with beaches, shops, and the local club close by at Malua Bay - and it's only around a 12-minute drive to the CBD of Batemans Bay.

The home has been used as a holiday getaway, and it suits that purpose perfectly - relaxed, low maintenance, and full of coastal charm. It's even being offered as is, so you can make your move now and be settled in for Christmas. Equally, it would make a comfortable full-time residence or a smart investment with minimal garden upkeep.

## MORE DETAILS

Property ID	12PHF8F
Property Type	DuplexSemi-detached
House Size	318 m2
Land Area	1069 m2

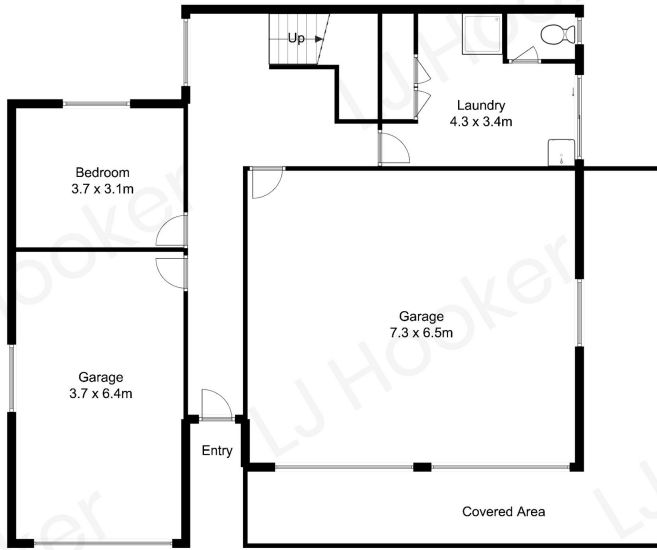
### Rob Routledge 0414 235 976

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

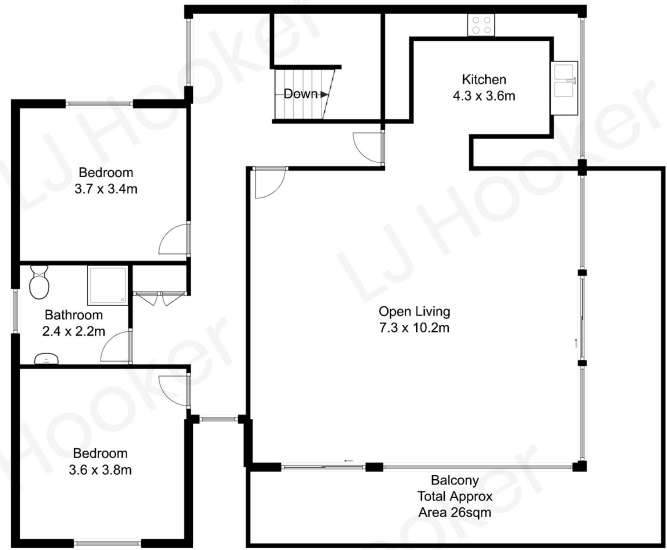
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Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au





Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

