



9 Barrani Place, Lilli Pilli

PROPERTY OF POSSIBILITIES - 9A & 9B Barrani Place, Lilli Pilli

Built around 2002, these two brick veneer homes present a rare and flexible opportunity in the sought-after seaside suburb of Lilli Pilli in Batemans Bay.

Set on a private 1,396sqm block, each home offers 3 bedrooms, 2 bathrooms and a double garage, making this a unique holding with plenty of upside.

These properties have been my vendor's investment properties since new, but things change and the time has now come to offer this one-off opportunity to the market. Both homes are currently tenanted by long-term tenants who would love to stay on, however they are on periodic leases, so the choice is yours depending on your circumstances.

- Keep the tenants as they are and collect the rent.
- Live in one while receiving an income from the other, either by permanent or holiday rental.

As the property is already set up to subdivide if required (STCA), the possibilities grow even further. Sell one and keep the other, retain both as investments, or secure the whole holding as a family or group

6 4 4

FOR SALE
\$1,300,000

VIEW
By Appointment

AGENTS

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AGENCY

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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.



purchase. With the average price of properties in Lilli Pilli being around \$900,000, and this entire holding offered at \$1,300,000, you do the maths.

Location only adds to the appeal. The clear waters of secluded Lilli Pilli Beach are only around 680 metres by road, while the local shops at Surf Beach and Malua Bay are around a five-minute drive away. Batemans Bay CBD is also only around 12 minutes by car, giving you a location that is quiet, private and close to everything that matters.

Whether you are looking for an investment, a lifestyle change, a family holding or future flexibility, this is a property that offers plenty of options and something a little out of the ordinary.

As there are tenants in place, a little notice will be required to arrange inspections, but please call to discuss your options on this one-off property.

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	12Y8F8F
Property Type	House
Land Area	1396 m2
Including	Air Conditioning
	Balcony
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking

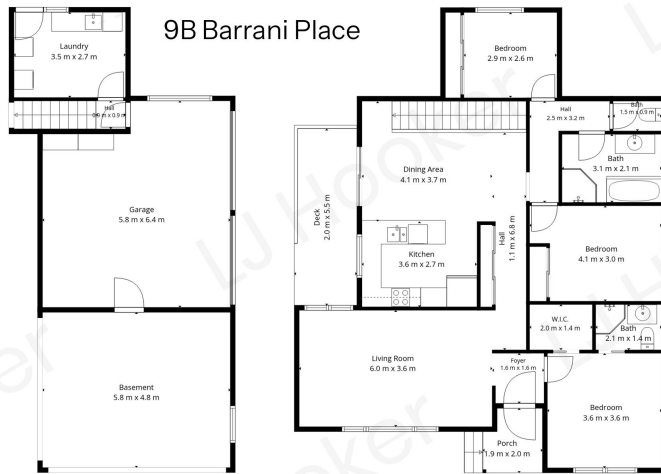
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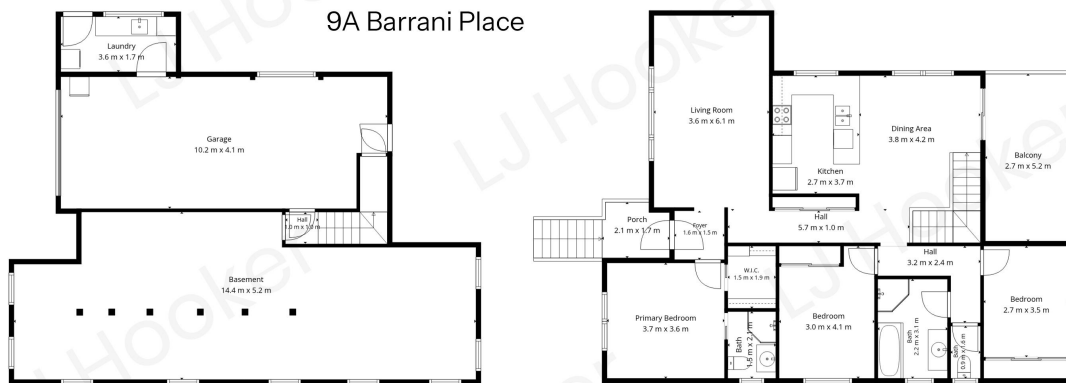
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Total Approximate Area
400 square metres
Approx 200sqm each
including garage and balcony



All measurements are approximate and are intended as a guide only

