



 LJ Hooker



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## Sunshine Bay, 16 Pleasurelea Drive

Modern Charm Meets Great Value !

Welcome to 16 Pleasurelea Drive, Sunshine Bay! This charming 2-bedroom, 1-bathroom home is the perfect first home or for those looking to invest or to just simplify life. With a spacious land area of 721m<sup>2</sup>, this property offers plenty of room to relax and entertain.

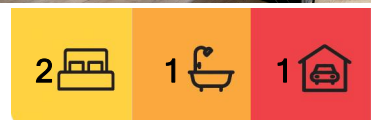
Step inside to find a modern interior with air conditioning and some of the renovations already completed for added convenience. The ensuite/bathroom adds a contemporary feel and services both of the generous size bedrooms.

This property also features a fully fenced yard, ideal for pets or children to play safely. There is a lock up garage but also plenty of room to add a large shed or entertaining area (STCA). Don't miss out on the opportunity to make this house your new home!

Only 10mins to Batemans Bay shopping and cafe precinct, marina and foreshore about 2mins Drive to Denhams Beach and Surf Beach (patrolled in the Summer months), 2hrs to

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**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**  
\$585,000

**View**  
By Appointment

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

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

Canberra and around 3.5hrs to Sydney.

Contact me today to schedule a viewing and see all that this property has to offer.

Permanent rental appraisal: \$410-\$440/wk

Council rates: \$2,899/yr

## More About this Property

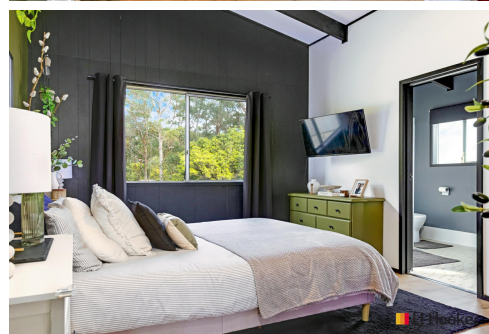
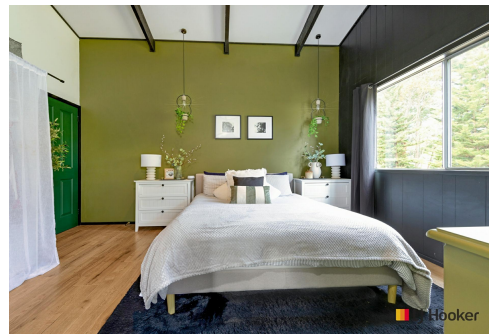
<b>Property ID</b>	11XAF8F
<b>Property Type</b>	House
<b>Land Area</b>	721 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Balcony Dishwasher Outdoor Entertaining Fully Fenced

### Karen Van Der Stelt 0413 221 504

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

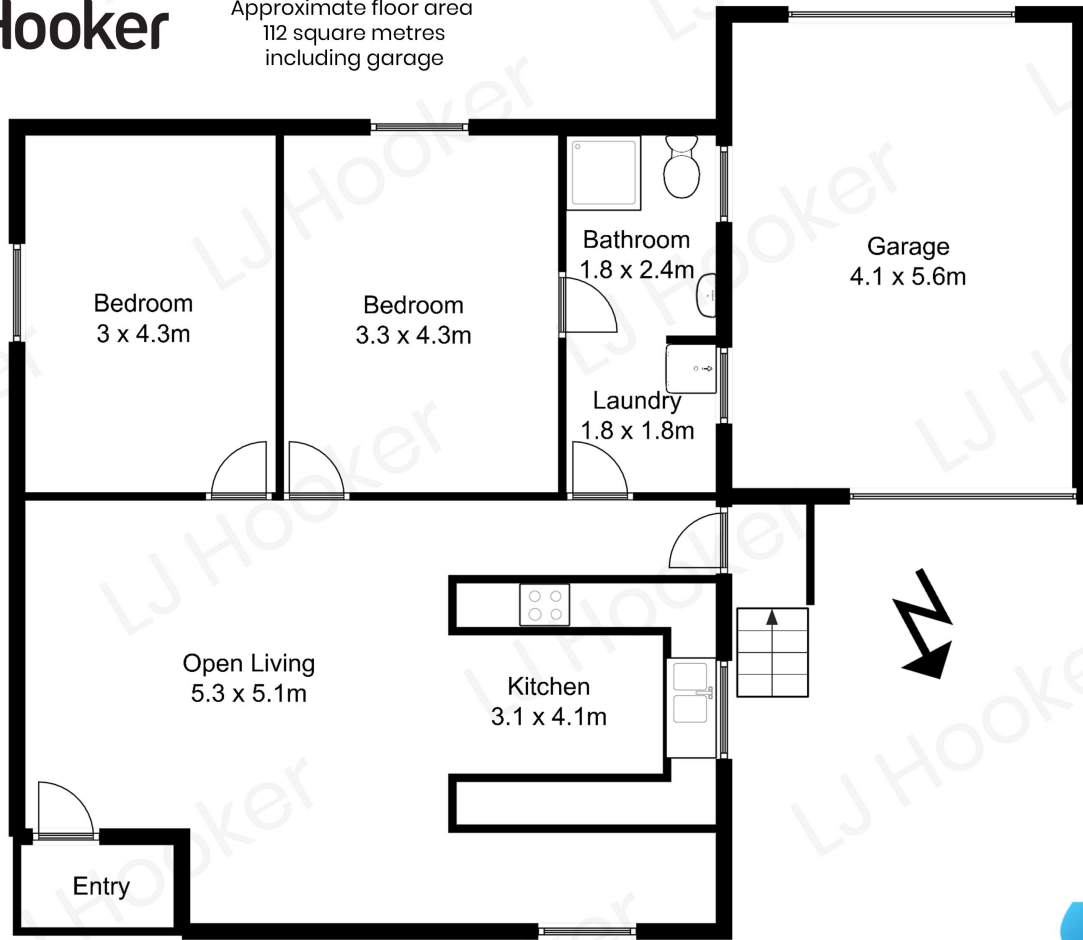
### LJ Hooker Batemans Bay (02) 4472 6455

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All measurements are approximate and are intended as a guide only