



17 Pleasurelea Drive, Sunshine Bay

Charming Low-Maintenance Home - Ideal for First Home Buyers, Downsizers, or Investors

Set on a generous 655sqm block, this well-presented brick home is move-in ready and offers a comfortable, low-maintenance lifestyle. Located just a 2-minute drive from Denhams Beach, Surf Beach shops, and sought-after schools including Sunshine Bay Primary and St Bernard's Primary, this property is perfectly positioned for convenience.

Inside, the home features two bedrooms with built-in robes, while the third bedroom has been cleverly opened to create an extended rumpus area with a cozy fireplace-offering flexibility for an extra living space or home office. The welcoming front patio leads into the main living, dining, and kitchen area, providing a functional layout with a warm and inviting feel.

To the side of the home there is a carport with an adjoining storage shed and a 'Man Cave/She Shed' which is a work in progress, but presents an opportunity for a workshop, hobby room, or retreat. This versatile home is perfect for those seeking an easy care property in a sought after coastal location.

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FOR SALE

Price Range: \$590,000-\$610,000

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.

LJ Hooker

Permanent rental appraisal: \$480-\$520/wk
Council rates: \$2,922/yr

Holiday let appraisal:
Peak Season: \$1,365/wk
High Season: \$1,190/wk
Mid Season: \$1,050/wk
Low Season: \$ 875/wk

Only 10mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney. Call for an inspection at your earliest convenience. This property won't last long in the current market.

MORE DETAILS

Property ID	12FCF8F
Property Type	House
Land Area	657 m2

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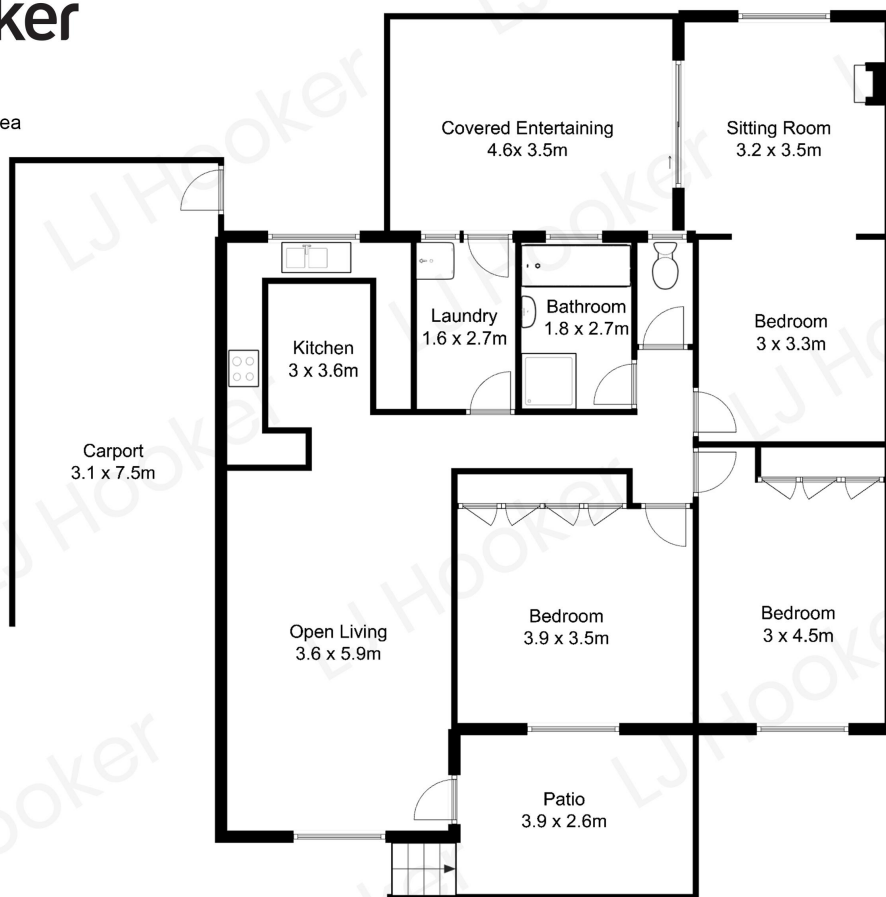
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Approximate Floor Area
140 square metres
Including patio and outdoor area
excluding carport



All measurements are approximate and are intended as a guide only