



23 Thomas Mitchell Crescent, Sunshine Bay




## 'Hidden Gem' Backing onto Leafy Reserve

Backing onto a peaceful leafy reserve, this home is truly a surprise package. Unassuming from the street, the real magic begins the moment you step through the front door. Your eye is immediately drawn to the impressive 3.4m skillion ceilings, beautifully finished in quality cedar, creating a warm and inviting ambience. This is perfectly complemented by the cosy wood heater for the winter months, reverse cycle air conditioning, and charming colonial-style windows.

The heart of the home is the generous kitchen, complete with modern all-electric appliances and a separate dining area that flows seamlessly onto an amazing undercover timber deck measuring approximately 9m x 3m. From here, enjoy tranquil views over the flourishing flower and vegetable gardens and towards the stunning tree-lined escarpment. Imagine entertaining family and friends, or simply relaxing with your morning coffee while listening to the abundant birdlife.

### Property Features:

- 4 spacious bedrooms, all with built-in robes, master with private ensuite
- Generous living room with reverse cycle air conditioning and high

4  2  1 

**FOR SALE**  
\$859,000

**VIEW**  
By Appointment

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
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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**

- cedar-lined ceilings
- Separate dining room with cosy wood heater
- Well-appointed open plan kitchen with modern electric appliances
- Rear undercover timber deck approximately 9.4m x 2.8m
- Main bathroom plus separate toilet
- Charming colonial-style windows throughout
- 2.6m Ceilings throughout the home
- 711sqm block with established natives, flower beds, vegetable gardens, and fruit trees including apple and fig
- Additional backyard deck-perfect for relaxing and enjoying the fruits of your labor
- 14 Solar panels
- Garden shed
- Carport
- Welcoming front verandah
- Private setting with excellent street privacy

Permanent Rental Appraisal: \$630-\$660 per week  
Council Rates: \$3,061 per year

Conveniently located only 10 minutes to the Batemans Bay shopping and café precinct, marina and foreshore, approximately 2 hours to Canberra and around 3.5 hours to Sydney. If you are searching for a peaceful lifestyle whether downsizing, purchasing your first home, or adding to your investment portfolio, this delightful and low-key home is sure to be loved by its next owners just as much as it has been by the current ones.

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	12V3F8F
Property Type	House
Land Area	711 m2

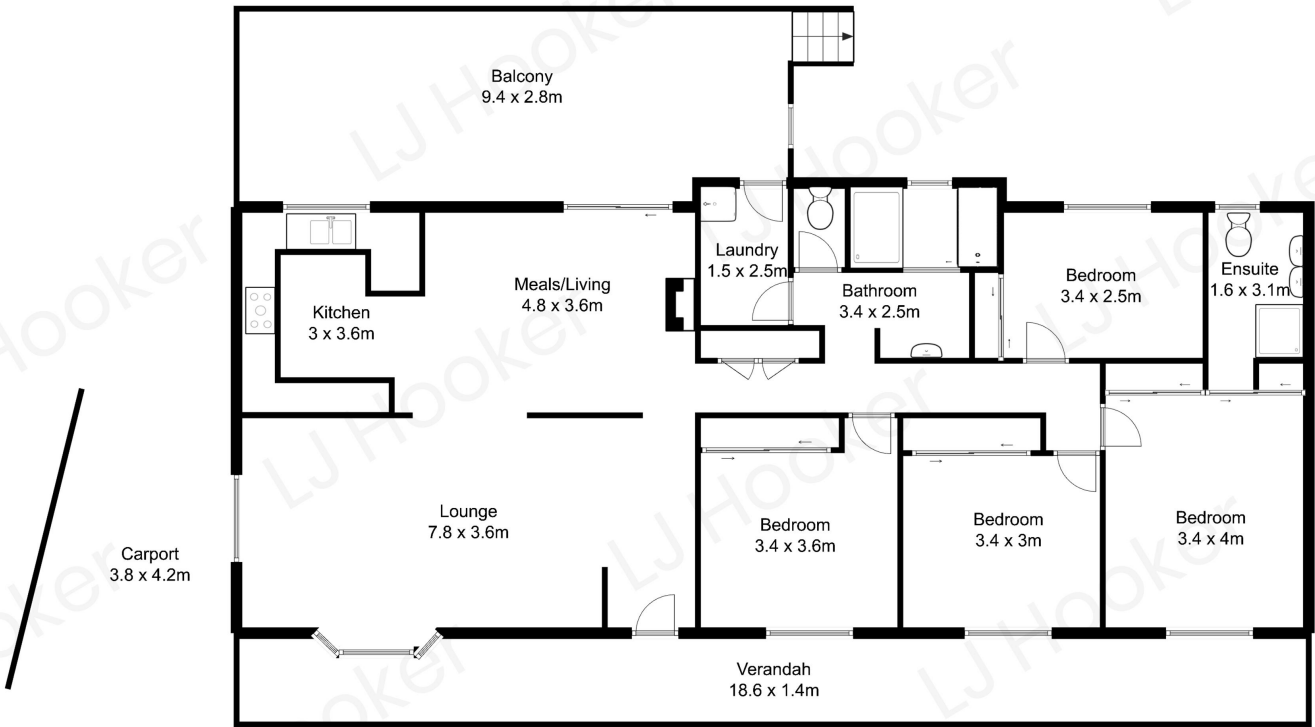
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All measurements are approximate and are intended as a guide only

