



2/11 Beechwood Court, Sunshine Bay

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## Charming Coastal Townhouse - Just 270m to the Sandy Shores of Sunshine Cove!

**FOR SALE**  
\$569,000

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

Welcome to 2/11 Beechwood Court, a neatly presented 2-bedroom, 2-bathroom townhouse tucked away in a quiet cul-de-sac in the heart of Sunshine Bay. Whether you're searching for the perfect holiday home you can enjoy with family (and generate income when you're not here), a low-maintenance addition to your investment portfolio, or a serene place to settle for your very own Sea Change, this property ticks all the boxes.

Step inside to the upper level, where a light-filled open-plan living space awaits. Reverse cycle A/C and large picture windows create a warm and inviting atmosphere, while the contemporary interiors offer effortless comfort. The well appointed kitchen features sleek original cabinetry, electric appliances, and ample bench space, ideal for cooking up your favourite meals or entertaining guests after a day at the beach.

Also on this level is the private master suite, complete with built-in wardrobe and modern ensuite-your own peaceful sanctuary to relax and unwind.

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

Downstairs, the guest bedroom enjoys a sunny outlook to the paved courtyard and includes a built-in robe and direct access to the combined bathroom/laundry, offering superb convenience for visitors or tenants. The secure lock-up garage with remote entry provides internal access, making daily living, whether for you or your guests, effortless.

Perfectly positioned, low-maintenance, and just a few minutes drive to pristine beaches, cafés, and coastal pathways, this delightful townhouse offers the ultimate coastal lifestyle with excellent holiday-let or permanent rental potential.

**Holiday Let Appraisal:**

Peak Season - \$2,030/wk

High Season - \$1,470/wk

Mid Season - \$1,085/wk

Low Season - \$875/wk

**Permanent Rental Appraisal: \$440-\$460/wk**

Body Corp: \$584/qtr

Council Rates: \$2,756/yr

Only 6mins to Batemans Bay, 2hrs to Canberra and around 3.5hrs to Sydney. Call today to arrange an inspection at your earliest convenience !

NB: Some images depict virtual furniture.

**MORE DETAILS**

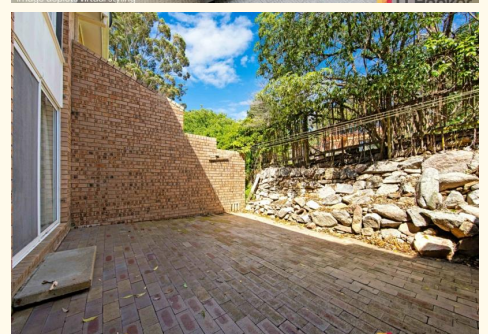
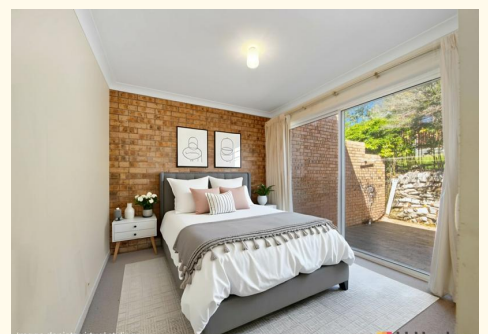
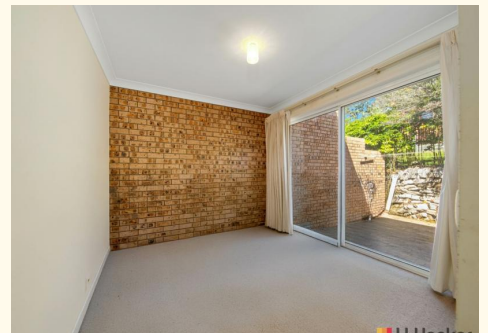
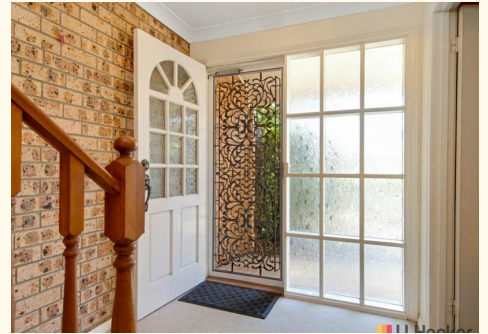
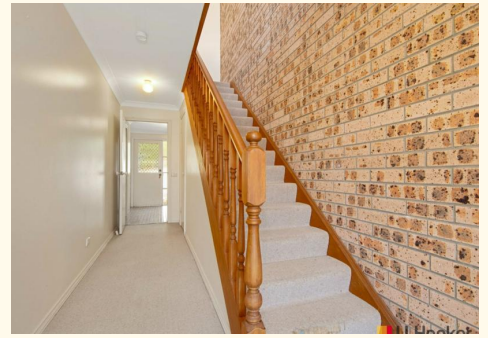
Property ID                    12QMF8F  
Property Type                Unit

**Karen Van Der Stelt 0413 221 504**

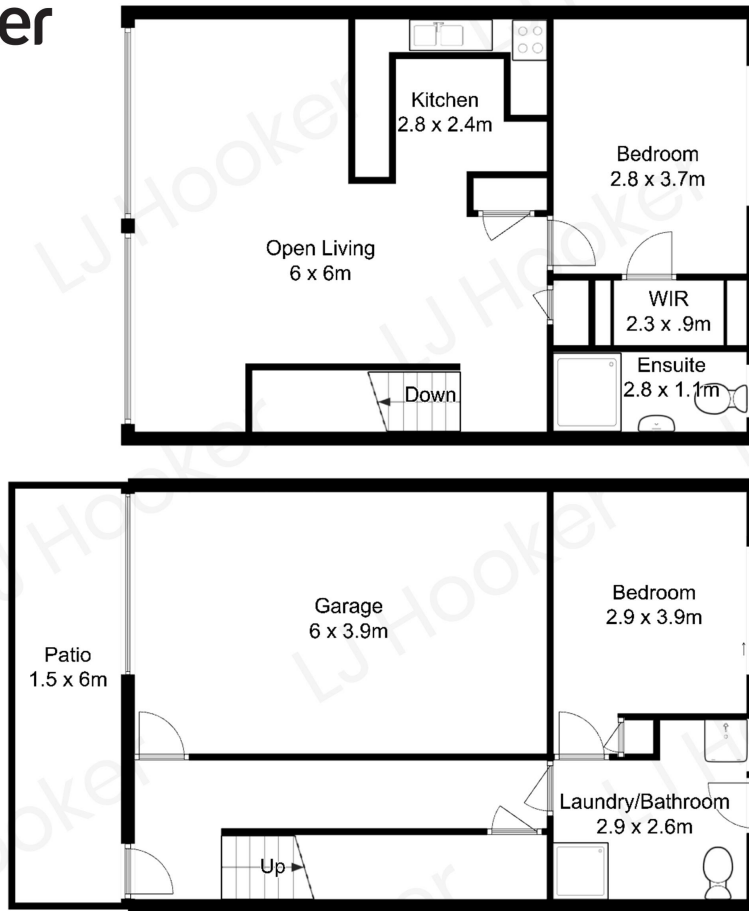
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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Total Approximate Area  
127 square metres



All measurements are approximate and are intended as a guide only