



8/11 Beechwood Court, Sunshine Bay

Charming Coastal townhouse only 250m to the sandy beach of Sunshine Cove....!!

Welcome to 8/11 Beechwood Court, a stunning 2-bedroom, 2-bathroom townhouse nestled in a quiet cul-de-sac in the heart of Sunshine Bay. This contemporary property offers the perfect blend of urban living and coastal charm, making it an ideal retreat for those seeking a relaxed lifestyle by the sea.

On the first floor you will discover an open-concept living area with reverse cycle A/C and large windows that flood the space with natural light, showcasing the beautiful modern interior design. The kitchen features sleek but original cabinetry, electric appliances, and ample counter space, perfect for culinary enthusiasts and entertaining guests. On this level you will also find the master bedroom with private ensuite which offers a peaceful sanctuary, complete with built-in wardrobe.

On the ground floor you will find the guest bedroom looking out toward the private paved courtyard, complete with built-in robe and direct access to the combined bathroom/laundry for added convenience. The unit also has a secure lock-up garage with remote control entry and direct access internal access to the home.

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FOR SALE
\$529,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

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**

Holiday let appraisal:
Peak Season- \$2,100/wk
High Season - \$1,680/wk
Mid Season - \$1,400/wk
Low Season - \$ 1,120/wk

Currently tenanted until 27th Oct, 2025 @ \$445/wk
Body Corp: \$574.40/qtr

Council Rates: \$ 2,647/yr

Experience the best of both worlds with easy access to urban conveniences and the natural beauty of the coast. Whether you're looking for a long term investment, full-time residence or a vacation getaway, this townhouse offers the perfect coastal retreat.

Only 8mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and approximately 3.5hrs to Sydney. Please call to arrange an inspection (48hrs notice required)

MORE DETAILS

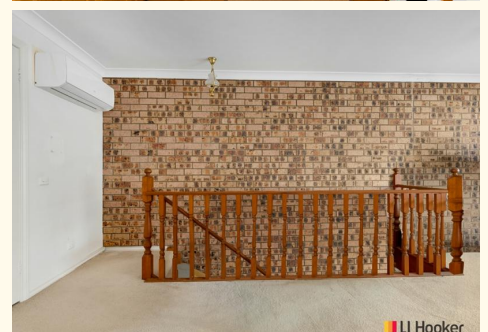
Property ID 12ANF8F
Property Type Unit

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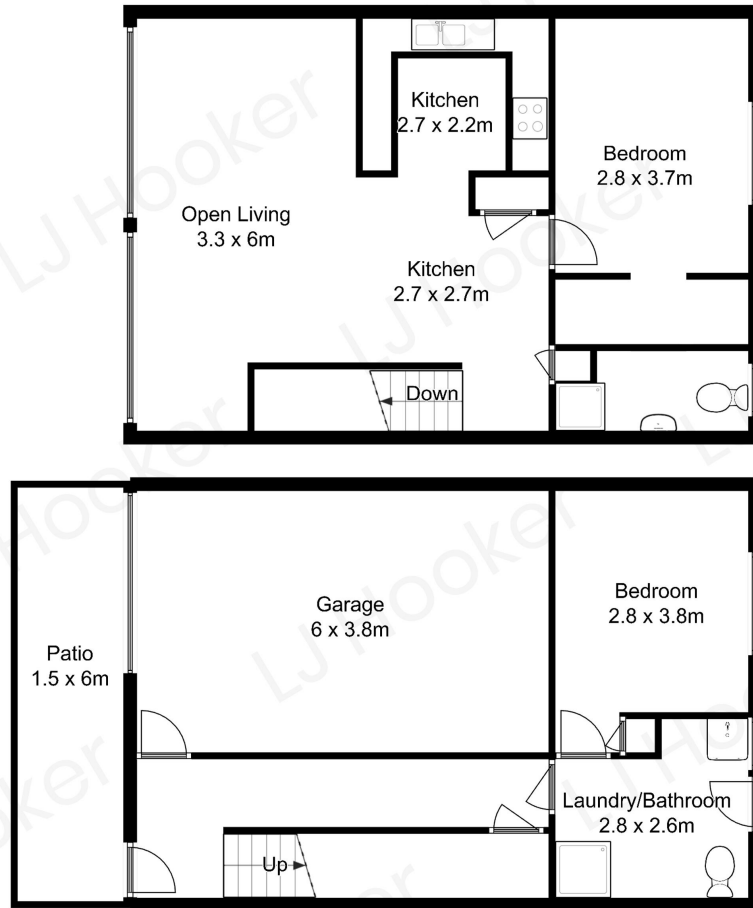
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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Approximate floor area
130 square metres



All measurements are approximate and are intended as a guide only