



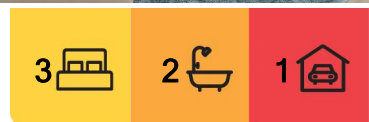
## Surf Beach, 10 Johnson Place

DECLARED RESERVE \$650,000 - A QUIET LOCATION PLUS ROOM FOR ALL THE TOYS

10 Johnson Place is a single level home in a good location and only around a 480m walk to local shops and the popular Surf Beach.

The home has three bedrooms, main bathroom plus ensuite and built-in robes in two of the bedrooms. The garage is a large single plus with drive-through to a large newly laid 9x5.8m slab ready to build your workshop/shed on. As well, on the right-hand side, there is room to park a van or large boat.

The home is brick and tile and has a modern style kitchen, slow combustion fire as well as reverse cycle air for comfort. The dining area opens to a large 8.4 x 4.3m covered entertaining area perfect for those days when you have a large group over for those lazy summer BBQ gatherings.



### Auction

Sat 22nd Feb @ 11:00AM

### View

Sat 1st Feb @ 11:00AM - 11:30AM

### Contact

**Rob Routledge**

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

**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.



Surf Beach offers a great location handy to the CBD, clubs and beaches being located around halfway between Malua Bay and the Bay CBD.

This home would suit many options - a first home buyer, an investor or a great holiday home. With room to park the boat it would even be attractive to a couple downsizing from a larger property.

DECLARED RESERVE \$650,000 - MUST BE SOLD  
OPEN TO PRE-AUCTION OFFERS

## More About this Property

<b>Property ID</b>	1294F8F
<b>Property Type</b>	House
<b>Land Area</b>	747 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

### Rob Routledge 0414 235 976

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

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

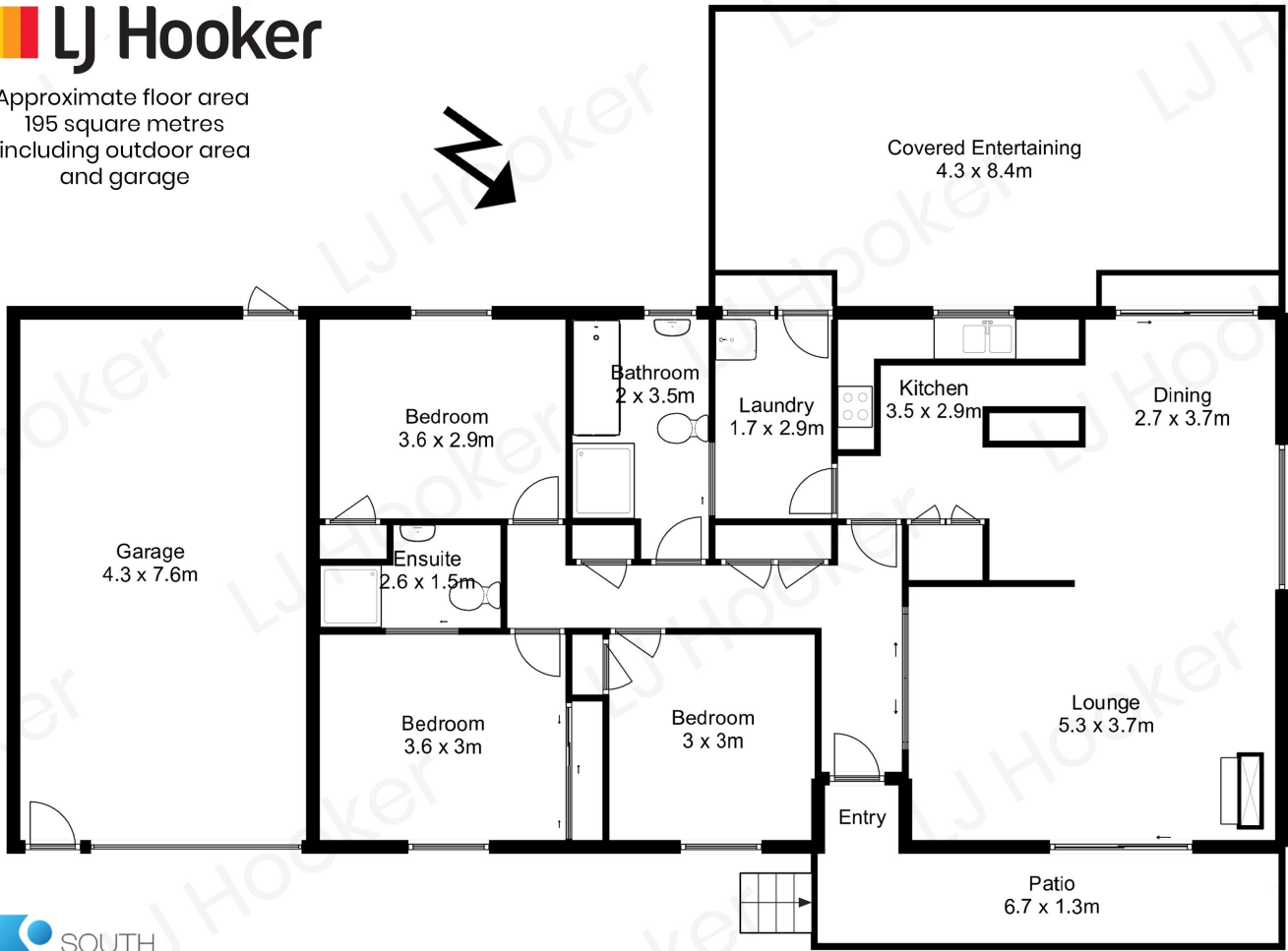
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Approximate floor area  
195 square metres  
including outdoor area  
and garage



All measurements are approximate and are intended as a guide only