





22 Timber Way, Surf Beach

ROOM TO GROW

If that bit of extra land is on the wish list - bigger than a normal block, but without the cost and upkeep of acreage - this one is well worth a look.

On offer is 2,236sqm of R2-zoned land with a near-new 3-bedroom, 2-bathroom home already in place. STCA, the options are many. Build that big shed for the tradie, boat, caravan or all the toys, look at the possibility of a second residence, or perhaps subdivide a section off for family or friends.

The home itself is easy-care and all on one level. All three bedrooms have built-in robes, with an ensuite to the main, while the second bathroom includes an integrated space-saving laundry. There is also a sunny deck, perfect for sitting back with a coffee or relaxing at the end of the day.

Built in Colorbond, the home has been designed with low maintenance in mind. A quick gurney, some oil on the deck once a year and that's about it, leaving you more time to work in the shed, potter around the garden or simply enjoy the extra space.

The local shops and beach are close by, and the main Batemans Bay CBD is around a ten-minute drive away, giving you a good balance of

3 2 0

FOR SALE
$760,000 - $825,000

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
Rob Routledge
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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.

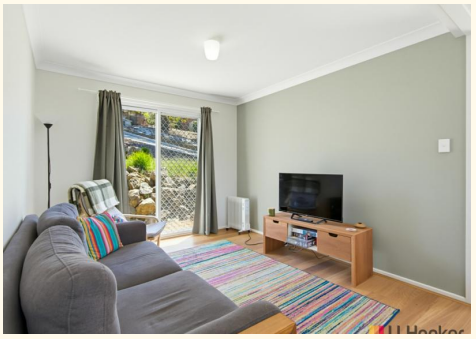
space and convenience.

So if you have been looking for a modern, easy-care home with room to spread out and plenty of future options, book your private inspection and see what this property could offer your lifestyle.

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	12ZFF8F
Property Type	House
Land Area	2236 m2
Including	Deck
	Built-in-Robes
	Secure Parking
	Water Tank











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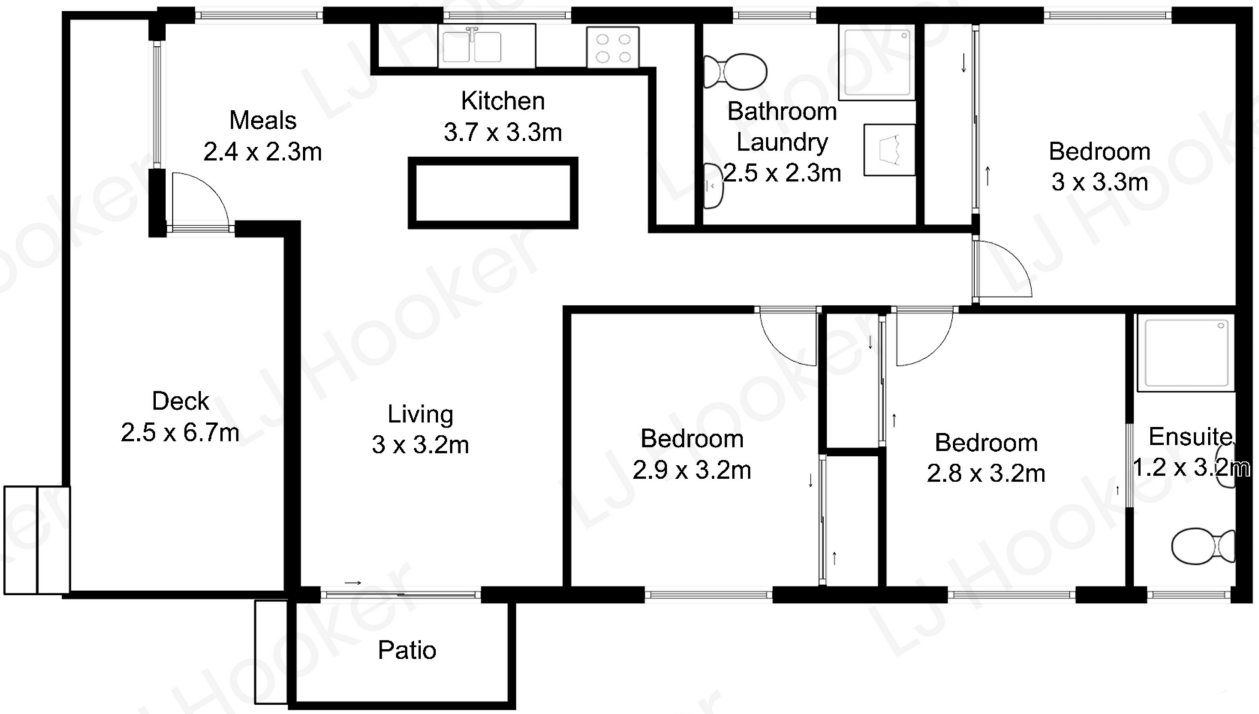
Total Approximate Area
99 square metres



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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