

24 Explorers Way, Surf Beach

## A PERFECT LIFESTYLE PROPERTY

If location, functionality and presentation are high on your agenda, this property is well worth a closer look. Positioned just a short level walk to the patrolled sands of Surf Beach and close to local shops and eateries, you have that box ticked.

Functionally, the home offers excellent flexibility. A self-contained flat downstairs includes its own separate entrance, making it ideal for guest accommodation or potential BnB income. As for presentation, everything is move-in ready and the home is being offered with the option of fully furnished as presented - simply pack your clothes and settle straight in.

Upstairs features an open-plan design with four bedrooms, a family bathroom with separate W/C, and an ensuite off the main bedroom. There are two entertaining decks, with the front deck, living area windows, and the main bedroom all enjoying some pleasant ocean views that reinforce the home's coastal position.

Garaging is another strong point, with two separate lock-up garages, plus a large purpose-built covered pad on the side for a boat or van, providing secure off-street parking - an option that is often hard to find

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**FOR SALE**  
\$1,050,000 - \$1,100,000

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

in a residential setting. The block itself is generous at 769 sqm, with approximately a 30-metre frontage, and is a sunny, easy-care parcel with minimal maintenance required.

With timber floorboards, plenty of natural light, an easy-living décor, and the smell of the ocean close by, this property works equally well as a permanent home or a relaxed coastal getaway. An outdoor shower is a welcome bonus, perfect for rinsing off after a swim or surf.

The property will be auctioned on site at 11am on 7th March; however, the vendors are open to pre-auction interest. Make your move now and secure your future in this sought-after Surf Beach location.

## MORE DETAILS

Property ID	12S8F8F
Property Type	House
Land Area	769 m2
Including	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

### Rob Routledge 0414 235 976

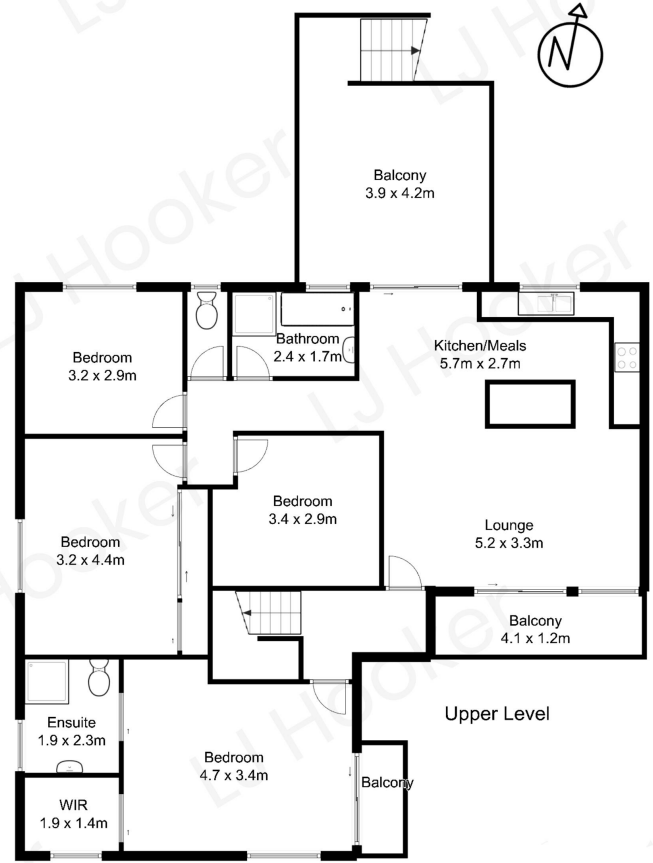
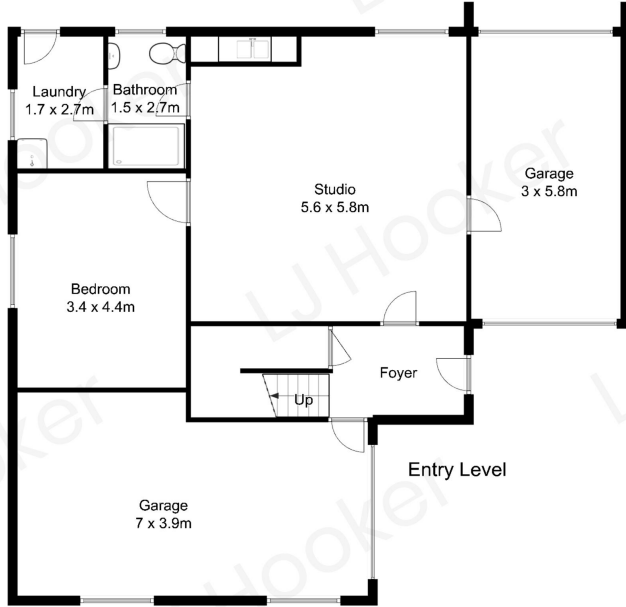
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### LJ Hooker Batemans Bay (02) 4472 6455

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Total Approximate Area  
270 square metres



All measurements are approximate and are intended as a guide only

