







31 Ocean Avenue, Surf Beach

Dual Living Potential just 500m from Surf Beach with Large Shed and Rear Access!

Welcome to 31 Ocean Avenue, Surf Beach - a substantial coastal residence offering exceptional flexibility, impressive space, and an enviable lifestyle location just moments from the sand and sea.

Positioned only 500m from the pristine shores of Surf Beach, patrolled during the summer months, this versatile property also enjoys the convenience of being just 530m from the Surf Beach shopping village, featuring an IGA, medical centre, pharmacy, gourmet pizza restaurant, hair and beauty services, and a popular local café perfect for your morning coffee or fish and chips by the beach.

Set on a generous block, this expansive home has been thoughtfully configured to accommodate extended families, dual living arrangements, or investors seeking multiple income streams. Previously utilised as a single residence, the internal staircase remains in place and could easily be reinstated, subject to your requirements. Potential for dual occupancy would be, subject to council approval (STCA).

5 2 1

FOR SALE
$1,195,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

Upstairs - Vacant and Ready to Enjoy
The upper level is filled with natural light and captures delightful ocean views across Surf Beach from the spacious open-plan living area. A side deck provides the perfect setting to relax and take in the coastal outlook.

Features include:
• Bright open-plan living and dining area with ocean views
• Modern kitchen with abundant storage and bench space
• Three bedrooms, including an oversized master retreat (formerly the original garage)
• Built-in robes and ceiling fans to two bedrooms
• Well-appointed family bathroom with laundry provisions
• Additional storage room
• Currently vacant and ready for immediate occupation

Permanent Rental Appraisal: $580-$620 per week.

Holiday Let Appraisal (Upstairs):
•Peak Season: $2,415 per week
•High Season: $2,065 per week
•Mid Season: $1,645 per week
•Low Season: $1,470 per week

Downstairs - Established Rental Income
Currently leased to excellent long-term tenants, the lower level offers comfortable and modern living with generous proportions throughout.

Features include:
• Modern kitchen
• Elegant chandelier lighting
• Tiled living area with soaring ceilings
• Large glass doors and windows creating a light-filled interior
• Expansive concreted courtyard ideal for entertaining, family gatherings, BBQs, or children's play area
• Two oversized bedrooms
• Separate carpeted second living room, ideal as a formal lounge, media room, or additional guest accommodation
• Large combined bathroom and laundry with extensive storage
• Currently leased downstairs for $580 per week until 24 August 2026 (owner currently covers water, electricity and internet).

Exceptional Storage and Vehicle Accommodation
Whether you own a boat, caravan, trailer, or simply need workshop space, you'll appreciate the impressive rear shed measuring approximately 7.9m x 7.5m. Complete with power and rear laneway access, it provides secure and convenient storage for all your recreational vehicles and equipment.

Endless Possibilities
This is a property that truly adapts to your lifestyle. Reconnect the internal staircase to create a spacious multi-generational family home, live upstairs while retaining the downstairs tenancy, or enjoy the flexibility of holiday letting one level while occupying the other. The choice is yours.
Conveniently located just 9 minutes from Batemans Bay's shopping, café precinct, marina and waterfront, approximately 2 hours from Canberra and around 3.5 hours from Sydney, this is a rare opportunity to secure a versatile coastal property with outstanding lifestyle and investment appeal.

Please Note: Some images feature virtual furniture. A minimum of 48 hours notice is required for inspections due to the current tenancy.

Block size: 664m2
Council Rates: $3,155/yr

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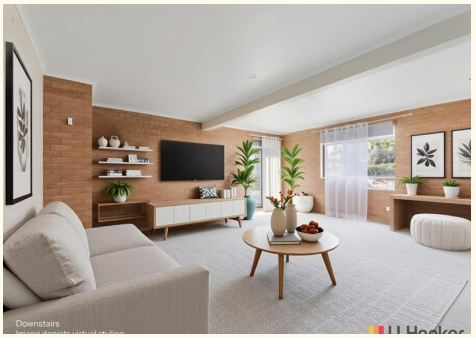
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MORE DETAILS

Property ID	12W4F8F
Property Type	House

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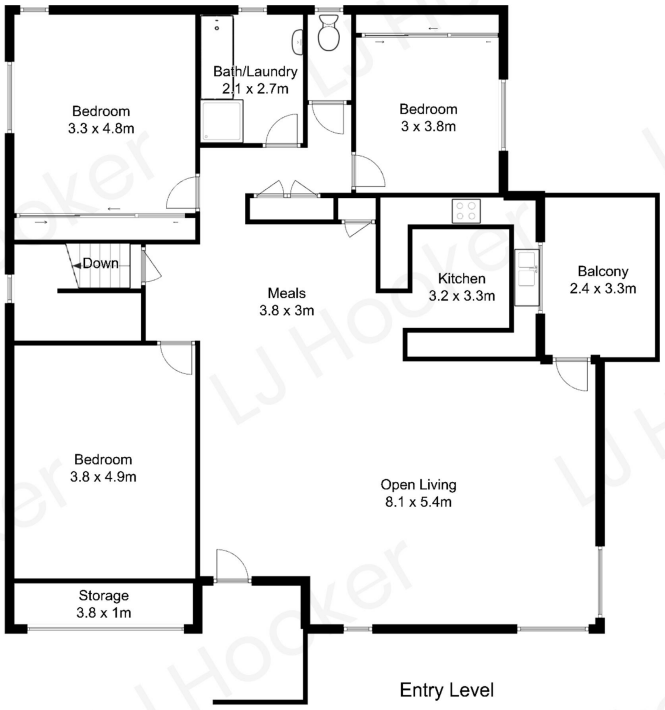




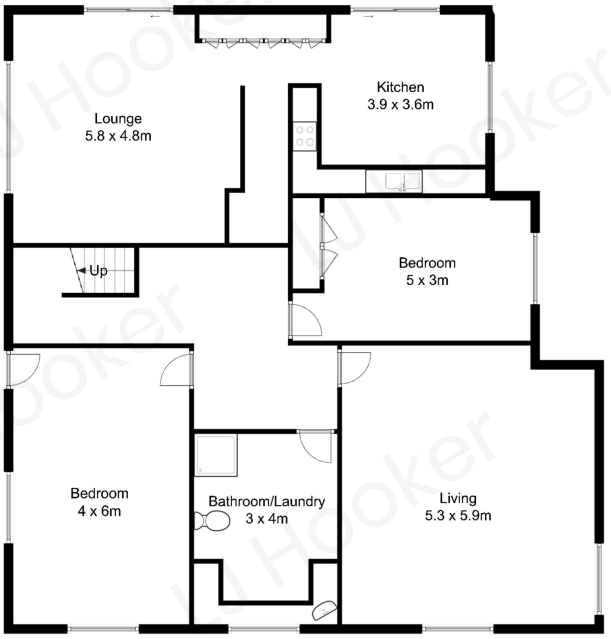


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Total Approximate Area
312 square metres
+
Garage 7.9 x 7.5m



Entry Level



Lower Level

All measurements are approximate and are intended as a guide only

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