



Surf Beach, 641 Beach Road

Amazing Location, Dual Income.....Only 120m to the Beach !!

Welcome to 641 Beach Road Surf Beach! This stunning property currently set up as a coastal holiday home with self-contained studio granny flat offers a perfect blend of comfort, style, and convenience. With its prime location and impressive features, this home is sure to capture your heart. The location is just amazing, only a 120m walk to the beach you won't even need to cross a road. The Surf Beach shops are conveniently located directly opposite with the local IGA, Bottle shop, Gourmet Pizza, Chemist, Doctors and several takeaways you will be spoiled for choice. No need to even drive into town with everything at your doorstep, you may even choose to make this beautiful home your forever home.

The property features two spacious bedrooms and a beautifully designed bathroom upstairs. There is a timber deck to catch the sea breeze off both front deck and the partial undercover wrap-around deck through the glass sliding doors off the first level living room



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.



For Sale
Price Range: \$1,000,000- \$1,050,000

View
ljhooker.com.au/11PJF8F

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

providing ample space for your family to relax and unwind, creating several peaceful retreats for you to enjoy.

The open-plan living and dining area is flooded with natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with high-quality appliances and ample storage space, making it a dream for any home chef.

The property also includes a large lock up storage area and a garage space for one car, ensuring your vehicle is safe and secure. Additionally, there are three open parking spaces available, providing plenty of room for guests or additional vehicles, boats or caravan.

Situated on a generous 582 sqm of land, this property offers plenty of space for outdoor entertaining and activities. The easily maintained garden provides a tranquil setting, perfect for enjoying the beautiful surroundings.

The home offers a comfortable and functional layout with separate entry for the studio/granny flat. Every corner of this property has been carefully designed to maximize space and create a seamless flow throughout, there is nothing at all left to do here but move in and enjoy life.

- * Beautifully appointed white wash cypress pine flooring
- * Views of the beach and surf off the rear deck
- * Smeg gas cook top, electric oven
- * Plantation shutters throughout
- * A/C Studio with polished floors and ceiling fan and A/C Living room upstairs
- * Can be sold partially furnished

Holiday let appraisal:

Upstairs (2 bedroom)

Peak Season - \$2,100/wk

High Season - \$1,820/wk

Mid Season - \$1,330/wk

Low Season - \$ 910/wk

Downstairs (Studio/granny flat)

Peak Season - \$1,855/wk

High Season - \$1,400/wk

Mid Season - \$1,050/wk

Low Season - \$ 700/wk

Permanent rental appraisal: \$390-\$420/wk Upstairs

\$285-\$315/wk Downstairs

Located in the highly sought-after Surf Beach area, enjoy the convenience of having everything you need right at your doorstep. Located only 10mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney.

The price guide for this property is exceptional. Don't miss out on the opportunity to make this house your dream home. Contact us today to arrange a viewing and experience the



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.

true beauty of 641 Beach Road Surf Beach.

Council Rates: \$3,118.58/yr

More About this Property

Property ID	11PJF8F
Property Type	House
House Size	114 m ²
Land Area	582 m ²

Karen Van Der Stelt 0413 221 504

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

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au

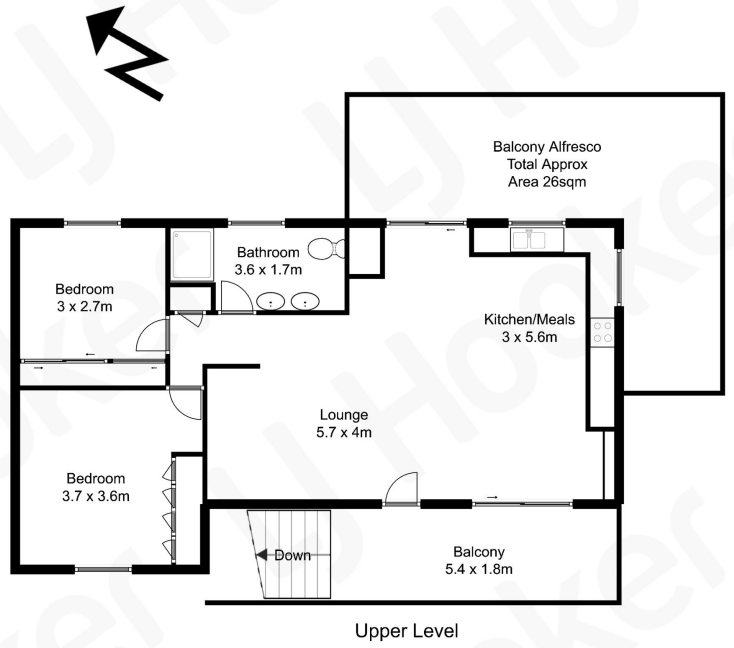
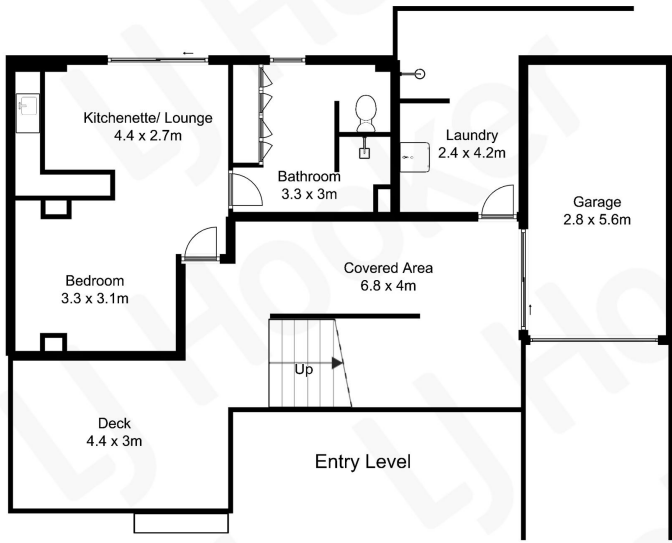


Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



Approximate floor area
229 square metres
Including balconies, deck and
garage



All measurements are approximate and are intended as a guide only



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.