



69 Pacific Road, Surf Beach

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Boho Chic Coastal Hideaway - with Garden Sanctuary..... Just 900m to the Beach !

FOR SALE
\$669,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
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Step into the relaxed charm of this boho chic coastal home, beautifully complemented by Asian-inspired landscaped gardens with Japanese maples, frangipani's and manicured hedging that create a private, tranquil haven-filled with natural ambience. Located just 900m to Surf Beach (patrolled in summer) and 950m to the local shops, this delightful property captures the essence of laid-back coastal living.

Imagine weekend mornings spent strolling for coffee and the paper, swimming at the beach with the kids, enjoying fish and chips for lunch, and then relaxing in your garden sanctuary for the afternoon. It's the perfect setting for a holiday escape, retirement retreat, or permanent coastal lifestyle.

Set on a level, low-maintenance 563m² block, there's plenty of space to park additional cars, a boat, or caravan, along with a single lock-up garage for added convenience.

Inside, the home welcomes you with a spacious north-east facing verandah-an ideal spot to unwind and soak up the sunshine. The

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

light-filled living room features reverse-cycle air conditioning and plantation shutters, while the separate dining area and well-appointed kitchen with gas cooktop and electric oven make entertaining effortless. A peaceful sunroom provides the perfect nook for reading or quiet reflection.

There are two generous bedrooms, both with built-in robes and ceiling fans, plus a centrally located bathroom and separate laundry with direct access to the alfresco area and gardens.

All this is just 10 minutes from Batemans Bay's shopping and café precinct, marina and foreshore, around 2 hours from Canberra and 3.5 hours from Sydney.

Council Rates: \$3,089/yr
Permanent Rental \$490-\$520 per week

Holiday Let Appraisal:
Peak Season: \$2,450/wk
High Season: \$1,820/wk
Mid Season: \$1,610/wk
Low Season: \$1,400/wk

An affordable coastal lifestyle awaits-ideal for those seeking a weekender, investment, or downsizer in a relaxed beachside setting. Call today to arrange your inspection and experience this tranquil coastal haven for yourself!

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

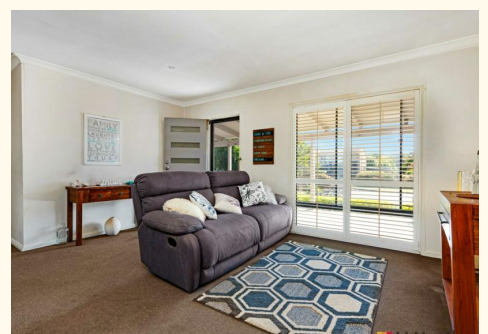
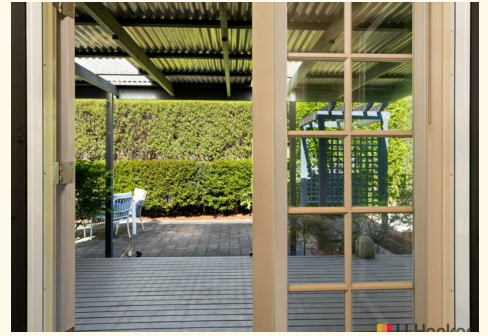
Property ID	12P5F8F
Property Type	House
Land Area	556 m2

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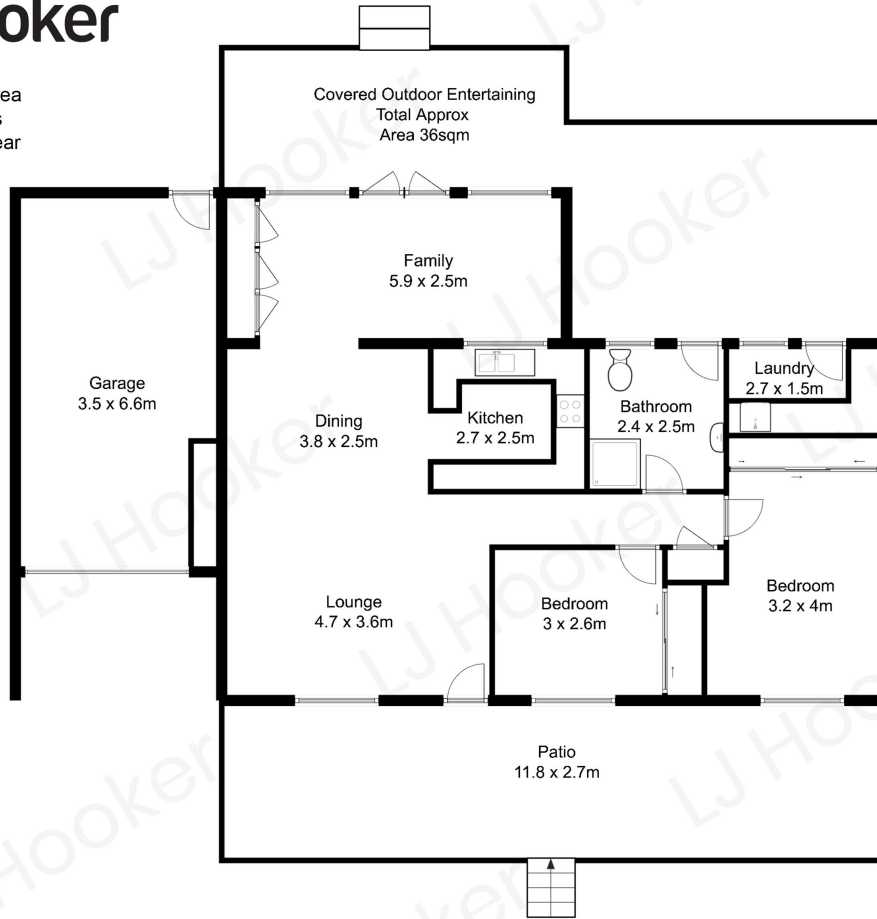
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Total Approximate Area
192 square metres
Including patio and rear
entertaining area



All measurements are approximate and are intended as a guide only