

6B Jerupa Close, Surf Beach

Only 700m to the Beach and No Body Corp!

" maintenance coastal living - walk to Surf Beach & Shops. This appealing three-bedroom, two-bathroom half-duplex with single lock-up garage offers the perfect blend of comfort, convenience and carefree coastal living. Positioned in an idyllic pocket of Surf Beach, you're only 700m to patrolled Surf Beach, 750m to dog friendly Wimbie Beach, and a short 860m stroll to the local shops including IGA, chemist, doctor, cafés, pizza and Chinese restaurant/takeaway. Weekend brunch or quick fish and chips dinner has never been easier.

Light, bright and low maintenance, the home features open-plan living, dining and kitchen spaces that flow effortlessly out to a large paved undercover alfresco area, ideal for relaxing, entertaining. There is also a handy garden shed for storing everything you need for beach days.

Inside, all three bedrooms are generously sized with built-in robes. The master bedroom enjoys a walk-in robe, additional BIR, ceiling fan and its own private ensuite. There is also a second bathroom conveniently located for family or guests. Internal access from the remote garage adds to the ease of living.

3 2 1

FOR SALE
\$675,000

AGENTS

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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.

LJ Hooker

Well presented, move in ready and offering exceptional flexibility, the property is currently vacant allowing you to re-let, holiday-let, or move in and enjoy your own coastal escape. Downsizers will love the easy care layout, first-home buyers will appreciate the value, and holidaymakers will relish the lock-up-and-leave convenience.

Holiday let appraisal:
Peak Season- \$2,205/wk
High Season -\$1,750/wk
Mid Season - \$1,505/wk
Low Season - \$1,190/wk

Permanent rental appraisal: \$500-\$530/wk
Council rates: \$ 2,973/yr

All of this in a highly sought after location where daily beach walks, morning coffees and weekend adventures are simply part of the lifestyle. Picture the grandkids playing in the sand or quiet evenings on the alfresco after a swim.

Only 14mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney. Be quick as properties like don't come along often!

MORE DETAILS

Property ID 12Q6F8F
Property Type House

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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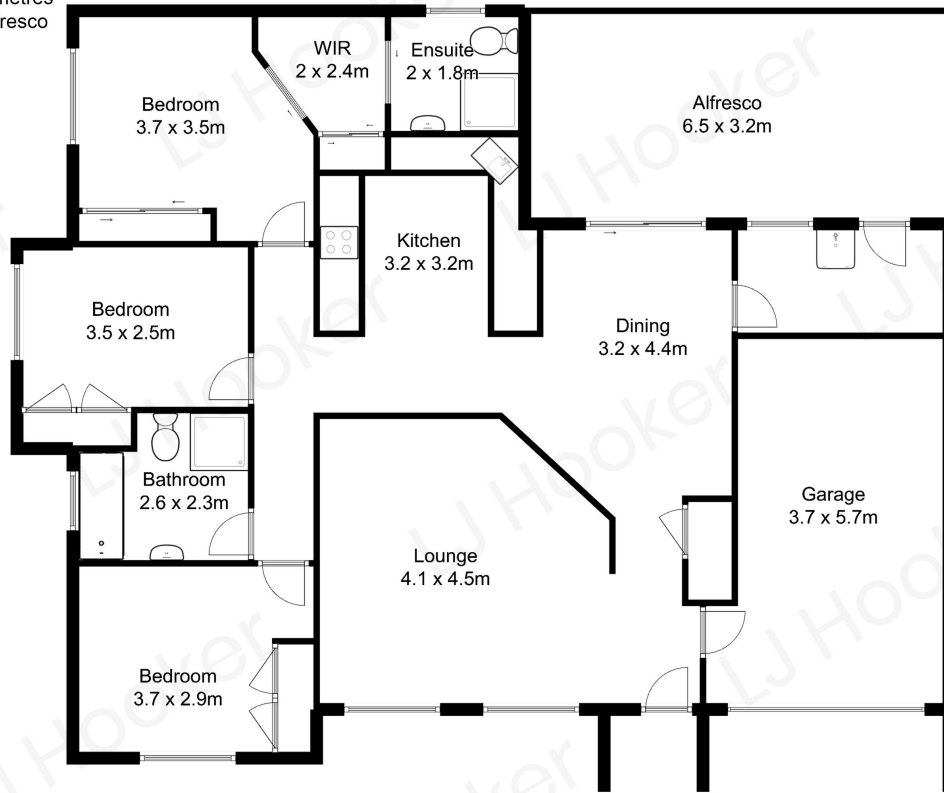
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Total Approximate Area
160 square metres
Including alfresco



All measurements are approximate and are intended as a guide only

