

Surf Beach, 6/676-678 Beach Road

So Close you can Hear the Waves and Smell the Salt Air !



For Sale
\$465,000

View
ljhooker.com.au/12FEF8F

Contact
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Welcome to 6/676-678 Beach Road, Surf Beach.

This well-presented first-floor, two-bedroom unit offers an inviting coastal vibe in a prime location, just 280m from Surf Beach (patrolled in Summer months) and 350m from local shops, including IGA, takeaway, Bottle shop, Doctor, Chemist and Hair Salon.

Holiday Let Appraisal:

Peak Season - \$1,750/wk

High Season - \$1,330/wk

Mid Season - \$ 980/wk

Low Season - \$ 700/wk

Permanent Rental Appraisal - \$480-\$520/wk

Inside, the unit is in good condition, featuring a reverse-cycle air conditioner and a ceiling



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(02) 4472 6455

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fan in the living area. A glass sliding door opens onto a full-length balcony, where you can enjoy filtered beach views. Both bedrooms include built-in robes, while the combined bathroom/laundry comes with a separate toilet for added convenience. The property also includes an allocated open car space and is part of a small, well maintained complex of just eight units.

Whether you're looking for a permanent residence, a holiday retreat, or an investment, this coastal gem ticks all the boxes. Only 10mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney makes this the perfect 'Sea Change'.

Call for an inspection at your earliest convenience.

NB: If required this property can be sold fully furnished.

Body Corp/Strata: \$847/qtr

Council rates: \$2,718/yr

More About this Property

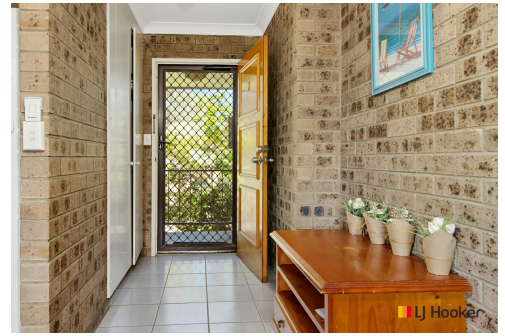
Property ID	12FEF8F
Property Type	House

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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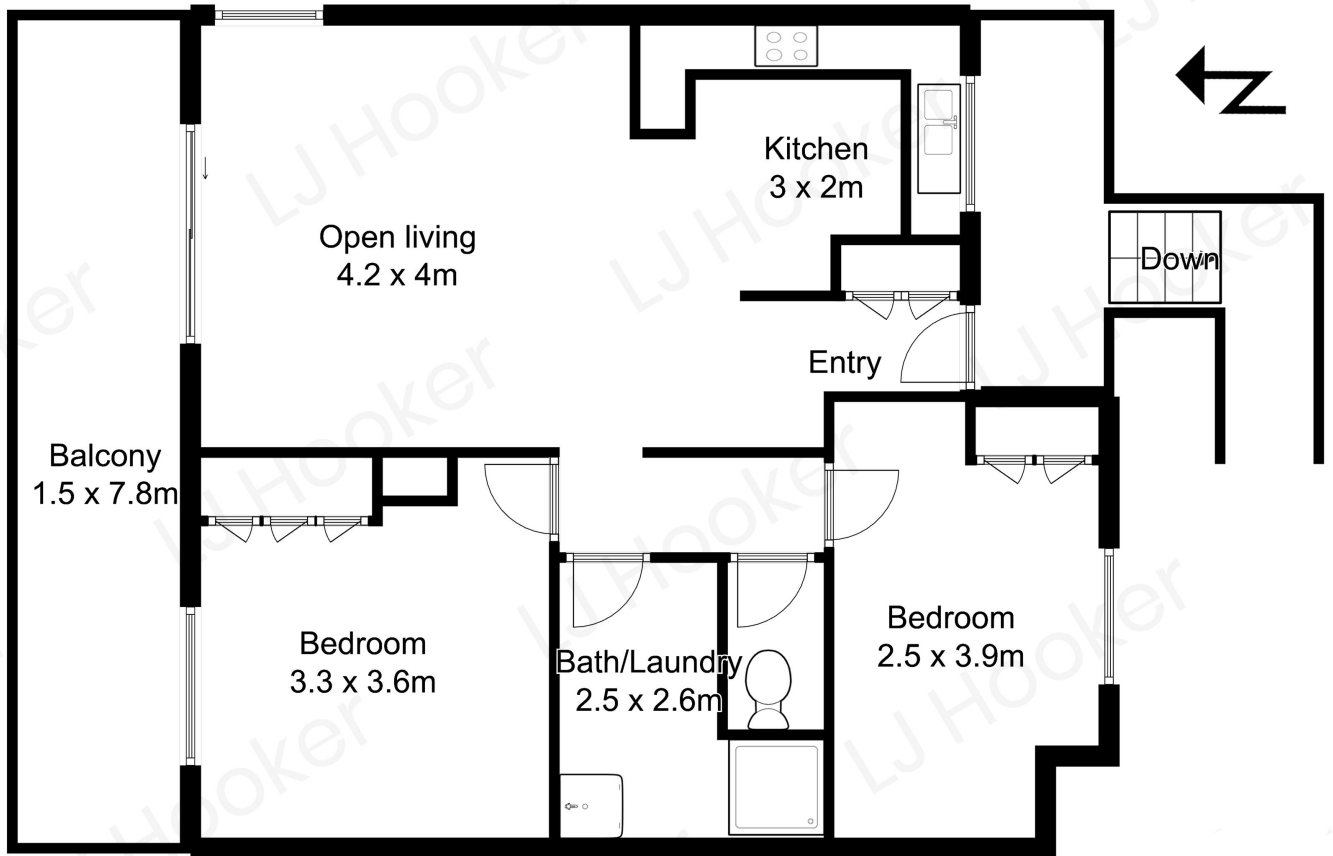
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All measurements are approximate and are intended as a guide only