







8/692-696 Beach Road, Surf Beach

Coastal Living Just 400m from Surf Beach Ground Floor | 2 Bedrooms | Lock-Up Garage | Low Maintenance

Positioned just 400m from Surf Beach, this solid-brick, ground-floor unit offers an appealing combination of coastal lifestyle, convenience and low-maintenance living.
Whether you're looking for a comfortable owner-occupier residence, an affordable holiday escape or a set-and-forget investment, this property presents an excellent opportunity in a sought-after coastal location.

Currently vacant and ready to enjoy, the unit features a spacious, light-filled open-plan living and dining area complete with reverse-cycle air conditioning. The well-appointed kitchen offers plenty of storage and generous bench space, while the two generously sized bedrooms both include built-in wardrobes.
The large bathroom and separate laundry add practicality, while brand-new carpets throughout provide a fresh and welcoming feel. A lock-up garage completes the package.

2 1 1

FOR SALE
$525,000

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
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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.

Lifestyle & Location

Imagine starting the day with a stroll along the beach, enjoying fish and chips while watching the waves roll in, or making those relaxed coastal walks a daily ritual with the kids or grandkids.

With Surf Beach only 400m away, you'll have easy access to the patrolled beach during the summer months, as well as the local playground and BBQ facilities.
Everyday essentials are also close at hand, with the local IGA, doctor, pharmacy, takeaway and gourmet pizza all approximately 500m away.
For those seeking a coastal retreat without the upkeep of a large home, this property offers an ideal opportunity to embrace the laid-back coastal lifestyle.
And if you're not quite ready for a sea change, the property also offers strong appeal as an investment, with both permanent rental and holiday letting potential.

Rental & Holiday Letting Appraisals

Permanent Rental Appraisal: $480-$520 per week

Holiday Let Appraisal:
• Peak Season: $1,960 per week
• High Season: $1,610 per week
• Mid Season: $1,260 per week
• Low Season: $980 per week

Additional Information:

• Body Corporate / Strata: $851.42 per quarter
• Council Rates: $2,912 per annum

Conveniently located just 10 minutes from Batemans Bay, you'll be close to its shopping and café precinct, marina and foreshore.
Canberra is approximately 2 hours away, while Sydney is around 3.5 hours, making this an ideal opportunity for a relaxed coastal escape or your very own sea change.

Don't miss your opportunity to secure this low-maintenance coastal gem.
Contact us today to arrange your inspection.

NB: Some images depict virtual furniture styling.

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.

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MORE DETAILS

Property ID	12YVF8F
Property Type	House

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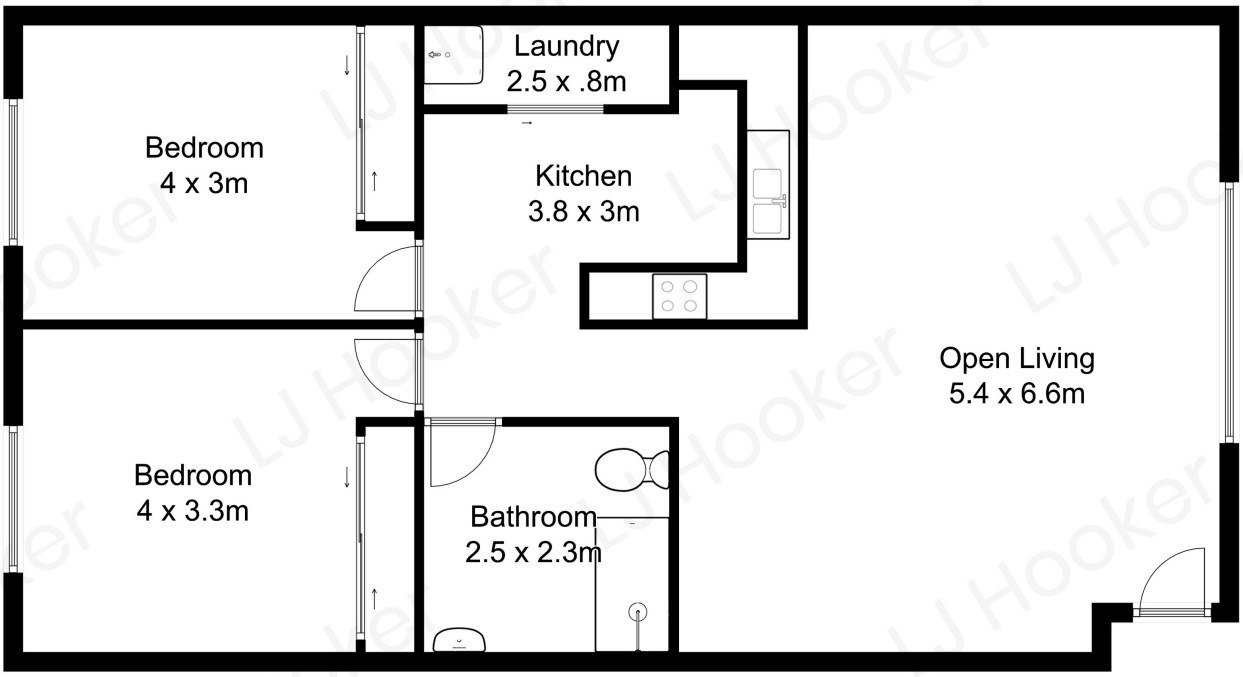






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Total Approximate Area
85 square metres
+ Single Garage 3.2 x 6m



All measurements are approximate and are intended as a guide only

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