



Image depicts virtual staging

 LJ Hooker



## Surf Beach, 3/15 Eric Fenning Drive

Ground Floor Unit less than 1km to the Shops and Beach !!

Welcome to 3/15 Eric Fenning Drive, Surf Beach! This charming ground floor unit offers a comfortable and convenient lifestyle for those seeking a relaxed coastal living experience.

Featuring 2 bedrooms both with built in robes, combined laundry/bathroom and separate toilet, this unit is perfect for a small family or a couple looking to downsize. The open floor plan creates a seamless flow between the living, dining, and kitchen areas, making it ideal for entertaining guests or simply enjoying quality time with loved ones.

The property boasts a range of desirable features with low-maintenance living in



**For Sale**

\$399,000

**View**

[ljhooker.com.au/11PGF8F](http://ljhooker.com.au/11PGF8F)

**Contact**

**Karen Van Der Stelt**

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

 LJ Hooker

**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.

mind, this unit offers the perfect balance of style and practicality.

- \* Reverse cycle A/C living room
- \* Undercover alfresco off the living room
- \* Large fully fenced courtyard with parking provision and garden shed
- \* Currently vacant with permanent rental appraisal of \$380/wk
- \* Council rates: \$2,508.65/yr
- \* Body Corporate/Strata: \$640/qtr

Holiday Let Appraisal:

Peak Season- \$2,065/wk

High Season - \$1,680/wk

Mid Season - \$1,400/wk

Low Season - \$1,120/wk

Situated in the sought-after suburb of Surf Beach, this property is just a short distance from several pristine beaches, local shops, cafes, and schools. Enjoy the convenience of having everything you need right at your doorstep.

Approximately 10mins to Batemans Bay shopping and cafe precinct, marina and foreshores, 2hrs to Canberra and around 3.5hrs to Sydney

Priced at \$399,000, this property offers excellent value for money in today's market. Don't miss out on the opportunity to secure your own slice of coastal paradise. Contact Karen today to arrange a private inspection and make this unit your new home!

## More About this Property

**Property ID** 11PGF8F

**Property Type** Unit

**Including** Unit with tile roofing

### Karen Van Der Stelt

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



**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.