



Surfside, 11 Hawks Nest Place

"Coastal Haven with Lovely Ocean Views and Dual-Living Potential"

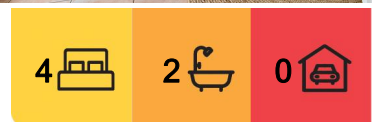
Nestled in a peaceful cul-de-sac just under 1km from the beach, this charming two-storey home offers beautiful ocean views, including picturesque yachts ships moored in the distance. Positioned on a generous 833sqm block, this property is perfect for larger families, those seeking a seaside retreat or for the astute investor.

Key Features:

- Upstairs: Enjoy the bright and airy layout featuring three bedrooms, a spacious living area, a well-appointed kitchen, and a shared bathroom. Step out onto the full-length, sun-drenched deck and soak in stunning views of the ocean and cove.
- Downstairs: A fully self-contained space complete with a bedroom, living room, kitchen, and bathroom/shared laundry, ideal for guests or extended family.
- Both decks and nearly every room offer water views making this home a true coastal



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.



For Sale
\$749,000

View
ljhooker.com.au/12DGF8F

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LJ Hooker Batemans Bay
(02) 4472 6455

treasure.

• Prime Location: Situated in a quiet cul-de-sac for ultimate peace and privacy, yet conveniently close to the beach, just a 5min walk away.

- New reverse cycle A/C units both downstairs and upstairs
- New glass sliding doors downstairs
- New block out roller blinds throughout

Move straight in or with such a tightly held rental market, add to your investment portfolio.
Permanent rental appraisal: \$600-\$660/wk

Holiday let and use yourself (Holiday let appraisal):

Peak Season - \$2,880/wk

High Season - \$2,240/wk

Mid Season - \$2,065/wk

Low Season - \$1,540/wk

Council Rates: \$3,184/yr

Only 7mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. Call for an inspection at your earliest convenience !

This is your opportunity to own a versatile coastal home with endless potential, all while enjoying the serenity and beauty of seaside living.



More About this Property

Property ID	12DGF8F
Property Type	House
Land Area	833 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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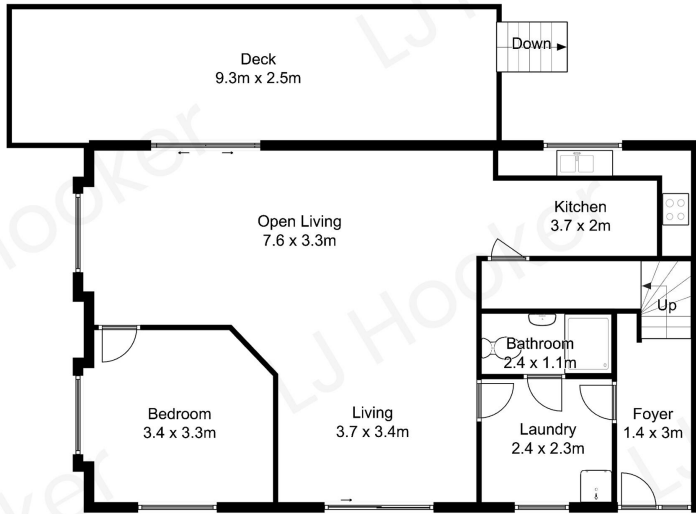
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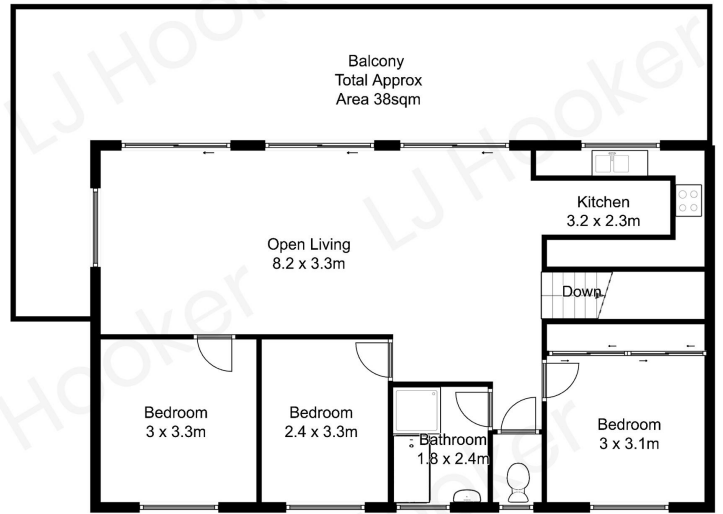


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Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

