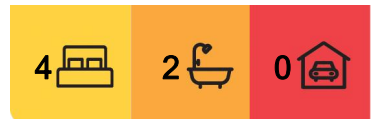


Surfside, 13 Beauty Crescent

Modern Coastal Chic.....

Welcome to 13 Beauty Crescent Surfside! This stunning 4 bedroom, 2 bathroom home is the perfect blend of modern elegance and coastal chic. Certainly a place you will be proud to call home. It is situated on a spacious 556sqm land area, which offers plenty of side access for boats and trailers with room for outdoor activities and entertaining, not to mention the fabulous outdoor firepit and seating area, perfect for those winter evenings to unwind and relax with family and friends.

The interior of this renovated home is well-designed with a spacious living room, kitchen, and dining area including modern lighting, reverse cycle A/C and a deck off the living room to blend the two spaces. The bedrooms are all a good size providing plenty of space for the whole family. There is a very generous sized master with chic walk-through robe and private ensuite. The shared main bathroom is light, modern and conveniently located with a combined laundry room.



For Sale
\$690,000-\$710,000

View
ljhooker.com.au/126WF8F

Contact
Karen Van Der Stelt
0413 221 504
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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.

- * Reverse cycle A/C Living room and main bedroom.
- * 556sqm block with side access, fully fenced with garden shed and water tank.
- * Cozy firepit with outside seating area.
- * Fully renovated throughout.
- * Modern lights, fixtures and fittings.
- * Front undercover patio.
- * Plenty of storage.
- * Open plan living and dining room.
- * Kitchen with quality appliances and breakfast bar.
- * 630m to Batemans Bay Public School (Primary).
- * 1.2kms to the beach (Surfside beach).

Permanent rental appraisal: \$535-\$570/wk.

Holiday let appraisal:

Peak Season - \$3,395/wk

High Season - \$2,940/wk

Mid Season - \$2,450/wk

Low Season - \$1,750/wk

Council rates: \$2,773/yr.

The property offers great value for a home of this size and quality. Don't miss out on this opportunity to own a beautiful home in Surfside! Only 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney. Make this your perfect 'Sea Change' move in, or your new holiday home. For the astute investor add to your investment portfolio - the choice is yours.

Call me today to arrange an inspection at your earliest convenience!

More About this Property

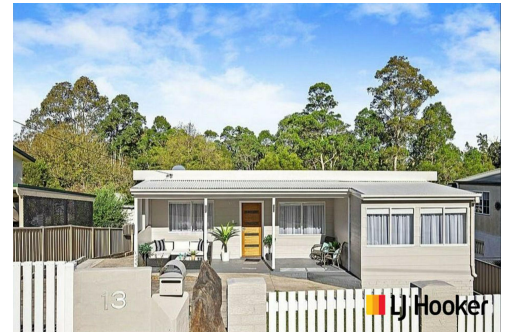
Property ID	126WF8F
Property Type	House
Land Area	556 m ²

Karen Van Der Stelt 0413 221 504

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