



20 Marina Avenue, Surfside

## Ideal First Home or Investment Opportunity !




Whether you're searching for your first home or looking to expand your investment portfolio and take advantage of the interest rate drops, this property is well worth your attention.

The owners have already completed many updates and renovations, with the bonus of a current DA approval from Council to extend the deck and add a garage and carport.

Inside, the open-plan kitchen and dining area flows seamlessly to a light-filled living room, complete with a wood heater and reverse cycle air conditioning for year-round comfort. Step out to the verandah-the perfect spot to enjoy your morning coffee or a glass of wine while watching the kids play in the yard.

Other features include:

- Updated floor coverings throughout
- Built-in robes to two of the three bedrooms
- Stylishly renovated modern bathroom
- Instant gas hot water and gas cooking
- 664m<sup>2</sup> block

3  1  0 

**FOR SALE**  
\$685,000

### AGENTS

Karen Van Der Stelt  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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.

 **LJ Hooker**

Permanent rental appraisal: \$520-\$550/wk  
Council rates: \$3,143/yr

The home is positioned within the local Primary School catchment, with two childcare centres nearby in Surfside and the convenience of a local IGA. Best of all, the beach is less than a two-minute drive-or take a leisurely Sunday stroll and enjoy the coastal lifestyle on your doorstep. 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and only 3.5hrs to Sydney.

Call to arrange an inspection at your earliest convenience.

NB: DA approvals and contract available on request.

## MORE DETAILS

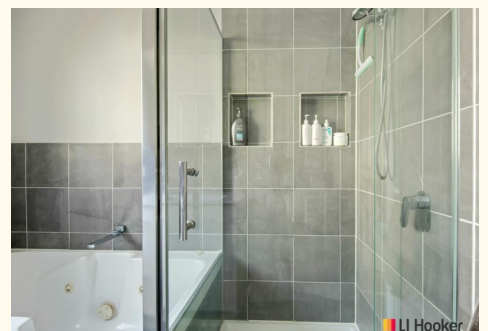
Property ID	12MFF8F
Property Type	House
Land Area	664 m2

### **Karen Van Der Stelt 0413 221 504**

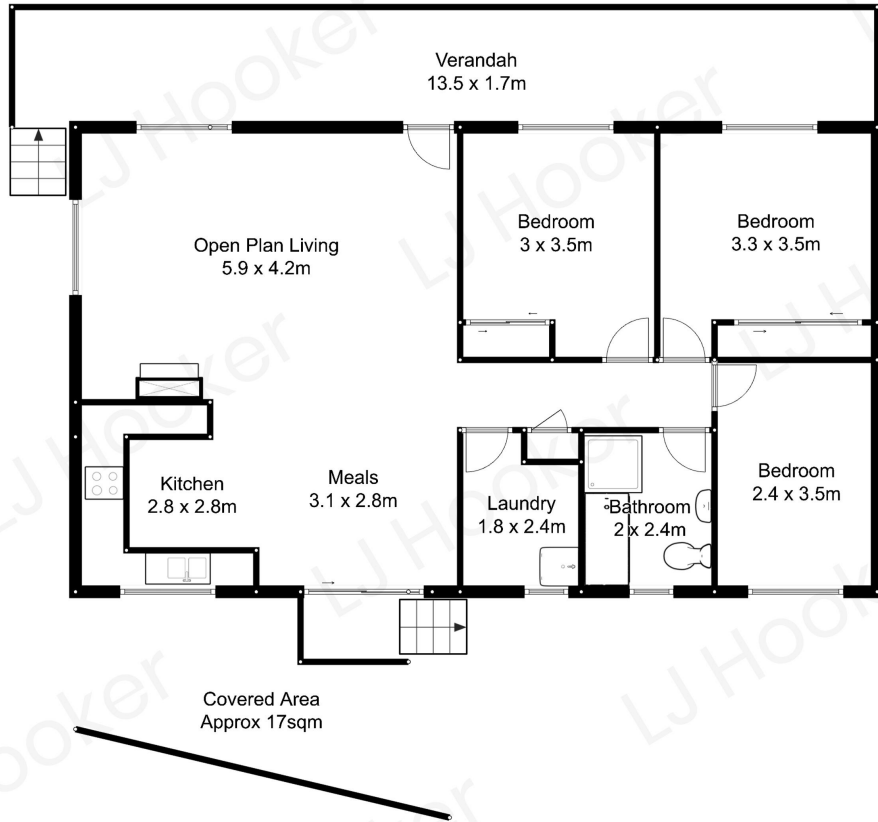
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

### **LJ Hooker Batemans Bay (02) 4472 6455**

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Approximate Floor Area  
138 square metres



All measurements are approximate and are intended as a guide only