



## Surfside, 24 Palana Street

Achieving \$840/wk rental return.....Perfect for the Astute Investor !

Welcome to 24 Palana Str, Surfside ! Discover this versatile dual living property, perfect for extended families or investors. Located in a desirable neighbourhood within 1.5klms to Batemans Bay Primary, Surfside Beach and local IGA, this home combines comfort and functionality with two distinct living areas. Currently generating two incomes with great tenants in place, each living space boasts its own private entrance, ensuring privacy for both households.

Upstairs (Updated)

- \* Oversized spacious living room
- \* Open kitchen and separate dining room with sliding glass door onto balcony
- \* 3 bedrooms with private bathroom
- \* Undercover rear deck with steps to 588m2 back yard
- \* Double lock up garage with internal laundry



**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.

**SOLD**

4

2

2

**For Sale**  
\$799,000

**View**  
[ljhooker.com.au/12AKF8F](https://ljhooke.com.au/12AKF8F)

**Contact**  
**Karen Van Der Stelt**  
0413 221 504  
[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

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

- \* Recently painted with new floor coverings
- \* Fully self contained
- \* Currently rented at \$460/wk till 18/2/2025 (family would love to stay)

Downstairs: (Renovated)

- \* New kitchen, flooring and painted
- \* 1 spacious bedroom with large build in robes
- \* Modern kitchen with island bench
- \* Ensuite with separate laundry
- \* Fully self contained
- \* DA Approved in 1986 (Relatives flat - 2nd dwelling)
- \* Currently rented at \$380/wk will 23/5/2025

Council rates: \$3,255/yr

Only 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. Perfect for when extended family stay either permanently or for extended visits, great for the astute invest looking for excellent return on their investment or maybe holiday let one or both the choice is yours.

Properties like this rarely come on the market so be very quick for this one ! (NB: Minimum 48hrs notice required for all inspections).

## More About this Property

<b>Property ID</b>	12AKF8F
<b>Property Type</b>	House
<b>Land Area</b>	588 m <sup>2</sup>
<b>Including</b>	Air Conditioning Granny flat

**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**

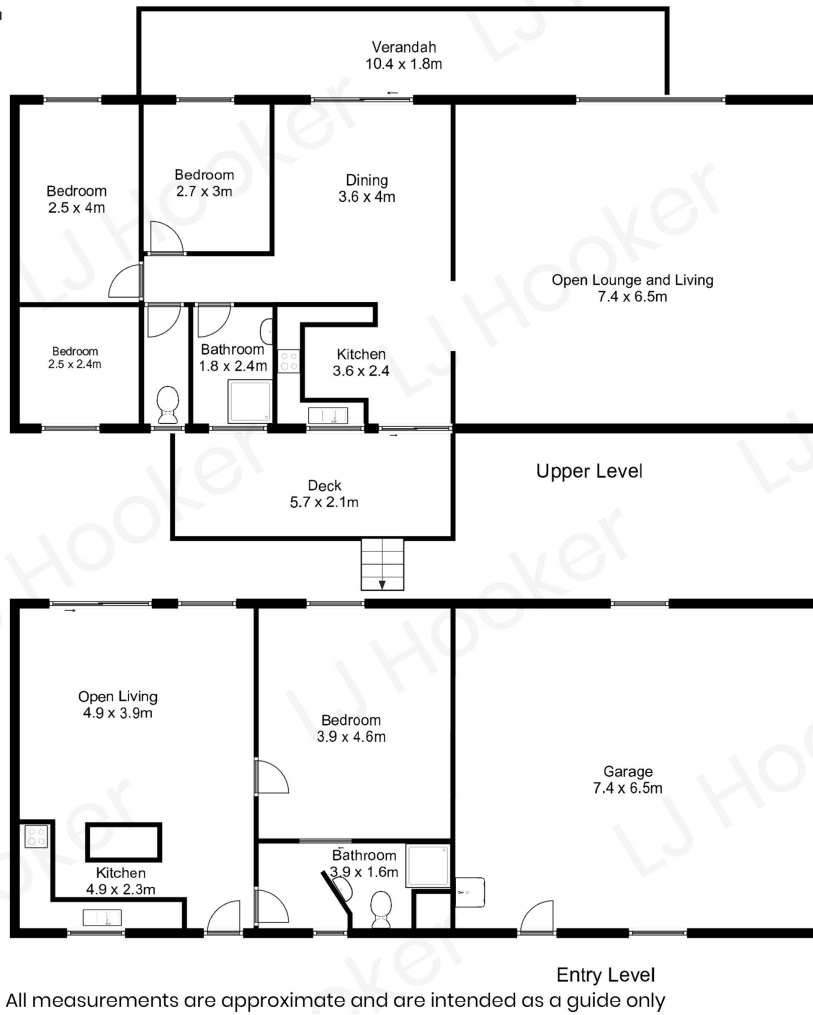
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



**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.

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

Approximate floor area  
256 square metres



All measurements are approximate and are intended as a guide only