



 LJ Hooker



Surfside, 3 Timbara Crescent

Beautifully Renovated - 100m flat walk to the Beach !

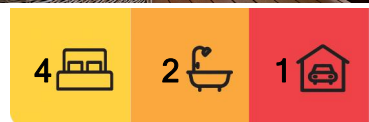
Welcome to 3 Timbara Crescent Surfside ! This stunning 4-bedroom home with water views from both the front balcony and several rooms in the house is the perfect place to call home. Only 100 metres to the beach and 375m to the local IGA, Bottle shop and takeaway.

The property would perfectly suit either a family or with the generous main bedroom and living areas all located on the upper level it would also suit a couple with easy care living on their agenda but with the option to accommodate guests when needed and the air conditioning will keep you comfortable all year round along with the sea breeze.

The master bedroom features a spacious ensuite and WIR to add a touch of luxury. The open plan living area also has access to a powder room for convenience. There is an additional large outdoor entertaining deck leading off the first floor kitchen and dining room which overlooks the leafy escapement at the back of the block.



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
\$959,000

View
ljhooker.com.au/1285F8F

Contact
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LJ Hooker Batemans Bay
(02) 4472 6455

The chef's kitchen has a full walk-in pantry with plenty of appliance storage, there is a large fridge space with quality gas cooktop/electric oven with a canopy ducted range hood and dishwasher, the whitewashed timber floors complete the coastal ambiance.

The lower level has three bedrooms two with built-ins a family bathroom to accommodate and an extra W/C off the laundry. The block is easy care with the drive thru garage offering access to the rear yard perfect to get that tinnie or pop-up camper out the back and off the street. This is a quality move in ready home with the sound of the waves calling you it's only a short stroll to the beach for a dip or try your luck catching dinner, the location is perfect.

- Block size 575m2
- Solar Hot water
- Through garage
- Reverse cycle A/C

Permanent rental appraisal: \$575-\$605/wk

Holiday let appraisal:

Peak Season - \$3,080/wk

High Season - \$2,590/wk

Mid Season - \$2,170/wk

Low Season - \$1,050/wk

Council rates: \$3,164/yr

Being close to town its only around a three-minute drive across the bridge for the local shops, restaurants and clubs. 2hrs to Canberra and 3.5hrs to Sydney, you can't afford to miss out on this one !

Contact Karen or Rob to book a private viewing on this stunning home at your earliest convenience.



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More About this Property

Property ID	1285F8F
Property Type	House
House Size	181 m2
Land Area	575 m2
Including	Ensuite Air Conditioning Balcony Dishwasher Built-in-Robes Fully Fenced

Karen Van Der Stelt 0413 221 504

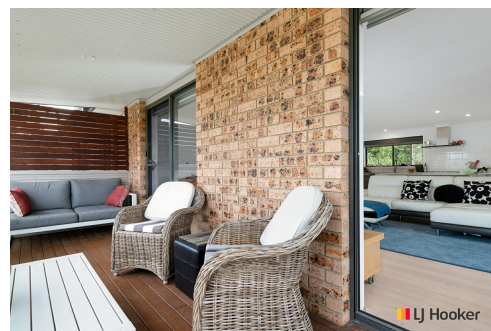
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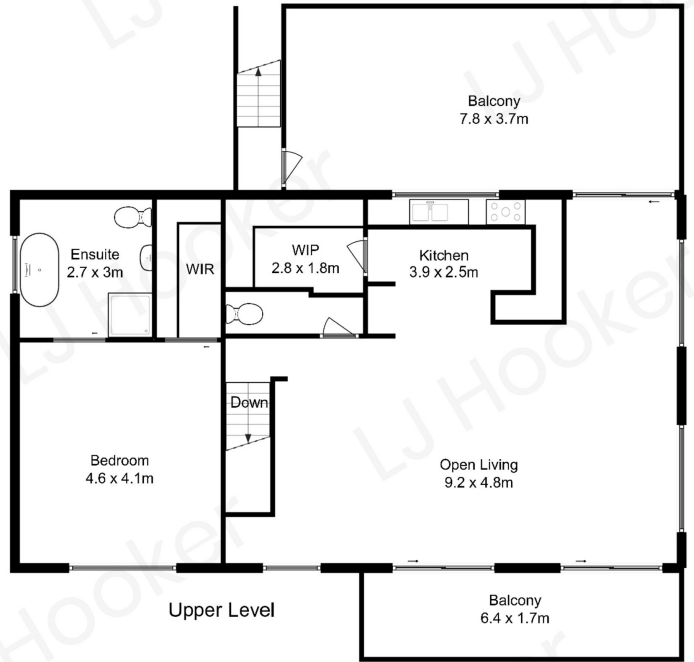
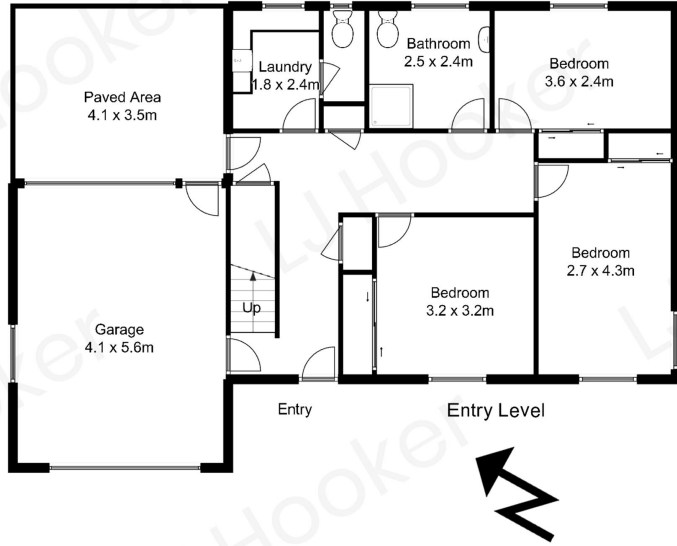
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All measurements are approximate and are intended as a guide only