

6 Myamba Parade, Surfside




'Beachfront' - Perfect for Multi-Generational Families !

Welcome to 6 Myamba Parade, Surfside - Wake to the sound of the waves …. This exceptional beachfront residence is positioned just 22 metres from the shoreline, offering sweeping water views from almost every room on the upper level.

Set on a generous, level 793sqm low-maintenance block with excellent side access for a boat, caravan or additional vehicles, this versatile property presents outstanding lifestyle and investment appeal. Registered with Council in 1979 as a dwelling and relatives' flat, the home currently generates a combined permanent rental income of \$805 per week, with scope to increase.

Upstairs - Unit 2 (Beachfront Living with Views)

- Two bedrooms, one with built-in robe and beautiful water views
- Front and rear decks - perfect for relaxing with a glass of wine while watching the waves roll in
- Light-filled open plan living with glass sliding doors flowing to the balcony
- Functional kitchen and adjoining dining area
- Bathroom and separate toilet

4  2  1 

FOR SALE

Price Range: \$1.45million-\$1.5million

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Batemans Bay

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 **LJ Hooker**

•Currently vacant permanent rental appraisal: \$530-\$550/wk
Ground Floor - Unit 1

- Two bedrooms
- Comfortable living room
- Kitchen
- Single garage with direct internal access
- External lockable laundry
- Currently tenanted until 16/03/2027 at \$405 per week
(Rental appraisal: \$480-\$500 per week)

Investment Snapshot:

- Council Rates: \$4,698 per annum

Holiday Let Appraisal (Entire Home)

- Peak Season: \$3,430 per week
- High Season: \$2,870 per week
- Mid Season: \$2,380 per week
- Low Season: \$1,890 per week

Whether you're an astute investor seeking immediate income with tenants in place, or dreaming of your own beachfront escape, this property delivers flexibility and future potential. With some cosmetic upgrades, even stronger rental returns could be achieved.

Imagine family holidays here - children and grandchildren playing on the beach, morning swims, sunset walks along the shore. This is coastal living at its finest in an idyllic seaside setting. Conveniently located just 500m to the local IGA, only three minutes' drive to the vibrant shopping, café and marina precinct of Batemans Bay, approximately two hours to Canberra and around 3.5 hours to Sydney. Don't miss this rare beachfront opportunity.

NB: A minimum of 48 hours' notice is required for all inspections as the property is currently tenanted.

MORE DETAILS

Property ID	11FKF8F
Property Type	House
Land Area	793 m2

Karen Van Der Stelt 0413 221 504

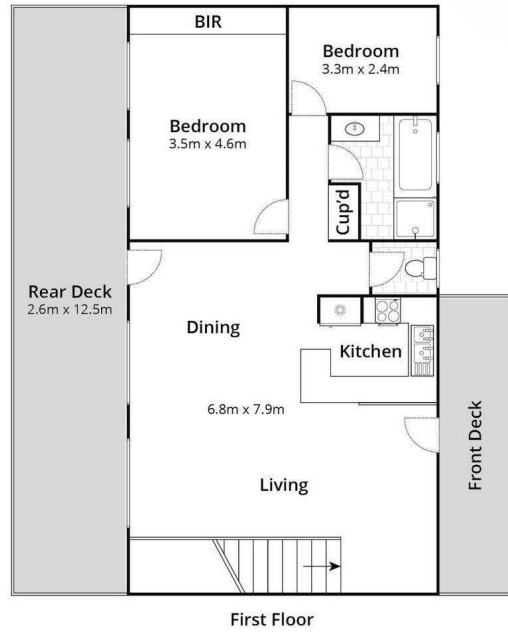
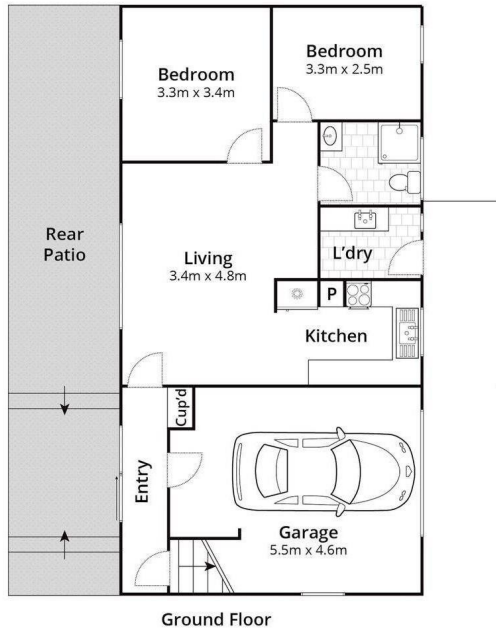
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Approx. House Area 202m²

Whilst every effort has been made to ensure the accuracy of the floor plan depicted here, measurements are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only.



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