

6 Wallarah Street, Surfside

## The Ultimate Family Home - Just 450m to the Beach - With Your Own Putting Green!

From the moment you step through the front door, this home welcomes you with warmth, space and a beautiful sense of calm. Soaring raked ceilings, two generous living areas and expansive outdoor balconies create an inviting atmosphere perfectly suited to relaxed coastal family living.

The ground floor offers impressive versatility. A spacious living room, bedroom (or ideal home office/gym), bathroom and separate laundry provide the perfect setup for working from home, accommodating teenagers, or even creating granny-flat style living (STCA). Internal timber stairs connect both levels seamlessly.

Upstairs is the heart of the home - a huge open-plan living area complete with cosy fireplace, reverse-cycle air conditioning and access to the undercover front balcony. The master bedroom also opens onto this balcony and features large wardrobes. A second generously sized bedroom includes built-in robes, with a conveniently located main bathroom, while ceiling fans throughout ensure year-round comfort.

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**FOR SALE**  
\$779,000

### AGENTS

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

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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LJ Hooker

The well-appointed kitchen offers electric appliances, ample bench space, excellent storage and a breakfast bar. The adjoining dining area, adorned with stunning Cypress Pine flooring, flows effortlessly through glass sliding doors to the undercover rear deck - perfect for entertaining family and friends in a relaxed environment.

Step outside and you'll discover even more to love. The private backyard has been beautifully landscaped for low-maintenance enjoyment. And yes - your very own putting green awaits - perfect for practising your short game and impressing your golfing friends! Prefer gardening? There's a large greenhouse ready for propagation, plus space for a veggie garden.

Situated just 450m to the beach and only 3 minutes to town, this home delivers the ultimate coastal lifestyle.

#### Property Features:

- Downstairs: Large living room, bedroom/office/home gym, bathroom & separate laundry
- Internal timber staircase
- Beautiful Cypress Pine flooring upstairs (plush carpet in living areas & bedrooms)
- Fireplace & reverse-cycle air conditioning
- Front undercover balcony & rear entertaining deck
- Spacious kitchen with breakfast bar
- Single lock-up garage
- Private backyard with home putting green
- Large greenhouse
- 558sqm block with room for a caravan or boat

#### Investment Potential:

Permanent Rental Appraisal: \$600 - \$630 per week

#### Holiday Let Appraisal:

Peak Season: \$3,220 per week

High Season: \$2,590 per week

Mid Season: \$2,100 per week

Low Season: \$1,680 per week

Council Rates: \$3,143 per annum

#### Location Highlights:

- 450m to the beach
- 900m to local IGA
- 1.7km to Batemans Bay Public School
- Just 3 minutes drive to the vibrant shopping, cafés; precinct, marina and foreshore of Batemans Bay
- Approximately 2 hours to Canberra
- Approximately 3.5 hours to Sydney

This is the perfect opportunity to secure your own coastal sea change - whether as a family home, holiday retreat or investment.

Call today to arrange your inspection - you won't want to miss this one !

## MORE DETAILS

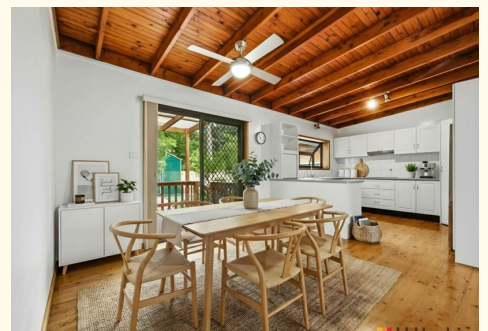
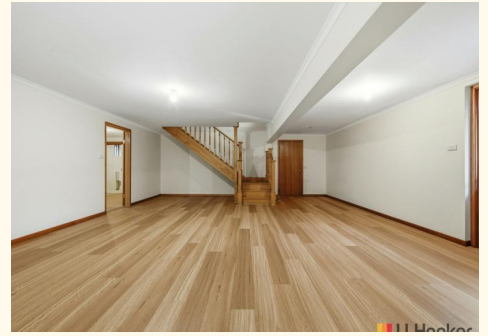
Property ID 12TNF8F  
Property Type House  
Land Area 556 m2

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

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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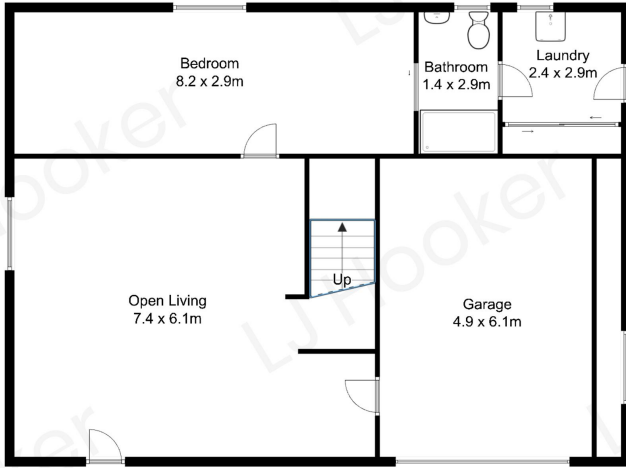
### **LJ Hooker Batemans Bay (02) 4472 6455**

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

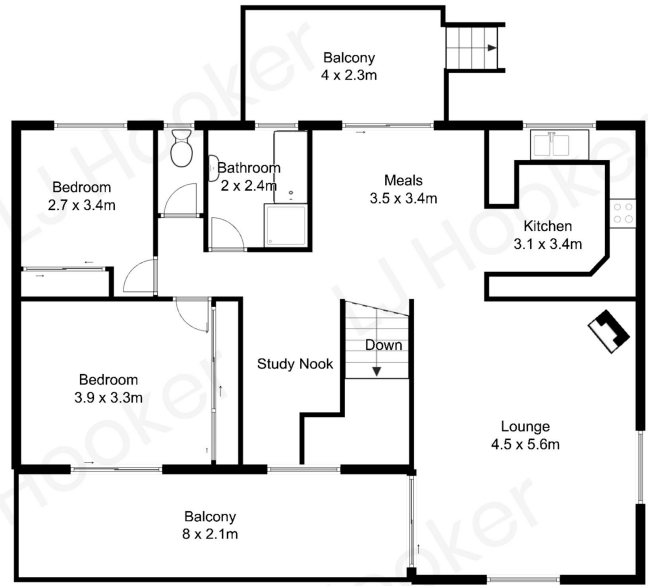


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Total Approximate Area  
250 square metres



Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

