

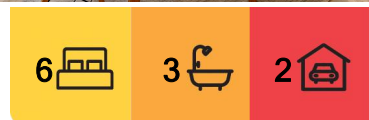


## Surfside, 79 Timbara Crescent

Coastal Charm with Beach Views and Endless Possibilities

Discover the ultimate beachside retreat.....Welcome to 79 Timbara Crescent, Surfside. This expansive home boasts water views from multiple rooms in the home and viewing decks and is perfectly positioned a mere 160m from the beach. It's generous layout and timeless design are complemented by natural materials like timber and large glass windows which blend seamlessly with the surrounding environment and offer incredible potential to modernize or simply enjoy as is.

There is a spacious open-plan living area with high ceilings, creating an airy and inviting atmosphere. The living room/dining area opens onto a large alfresco, perfect for entertaining a multitude of guests or simply soaking in the view. The kitchen has plenty of bench and storage space and serves as the heart of the home, making it ideal for family gatherings.



**For Sale**  
\$1.1million

**View**  
By Appointment

**Contact**  
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**LJ Hooker Batemans Bay**  
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**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.

The master suite is a private retreat, featuring an ensuite and walk in robe, there is also a private balcony where you can enjoy sunrises with a cup of coffee. The other bedrooms are all a generous size and located on both first floor and ground floor where you will also find another spacious living room, bar, laundry/bathroom. There is copious of guest accommodation as well as internal access to the double garage and workshop.

The outdoor spaces are just as impressive, with a good size flat block and a path to the beach. Whether you're lounging on the deck, swimming, or taking a stroll along the shore, this home offers the ultimate in coastal living, combining elegance, comfort, and the serene beauty of a beachside location.

**Key Features:**

- Spacious interiors with multiple living and entertaining areas
- Large windows capturing stunning water views and abundant natural light
- 5 bedrooms and (6th study or additional guest accommodation on the ground floor)
- A/C Upstairs living area
- A welcoming kitchen with new dishwasher
- 3 bathrooms, one with spa bath
- Most bedrooms with walk in robes and new fans
- Oversized bedrooms, many with serene water views
- Ample outdoor space for entertaining or unwinding
- 607m2 flat block
- 160m to the Beach
- 800m to the Local IGA

Council Rates: \$3,181/yr

Permanent Rental Appraisal : \$680-\$750/wk

Whether you're searching for a family home, a holiday escape, or an investment opportunity, this property combines location, space, and charm. Embrace the beach lifestyle with unparalleled convenience - just a short stroll to the water's edge, local cafes, and coastal walking paths. Only 3mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney.

NB: Some images depict virtual furniture.

## More About this Property

<b>Property ID</b>	12D0F8F
<b>Property Type</b>	House
<b>Land Area</b>	607 m2

**Karen Van Der Stelt 0413 221 504**

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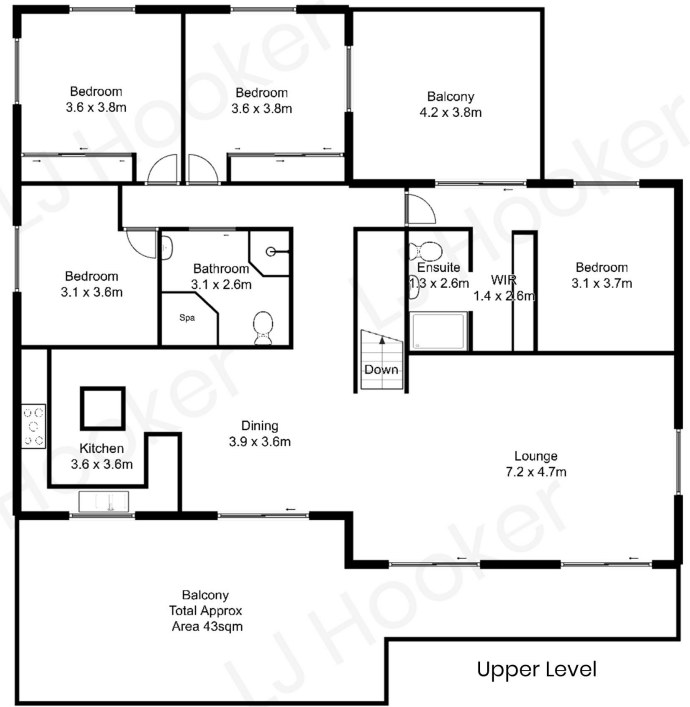
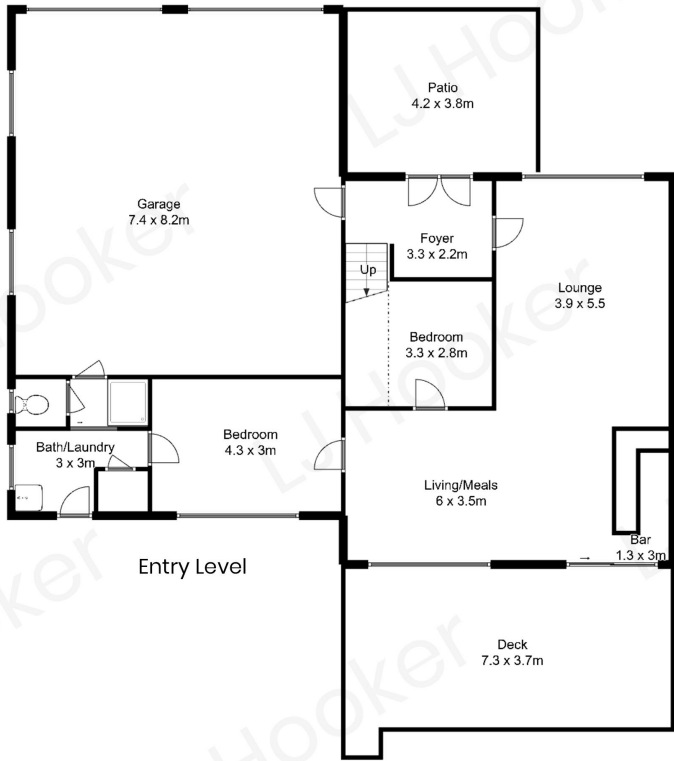
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All measurements are approximate and are intended as a guide only

