



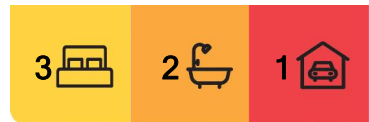
Surfside, 83 Karoola Crescent

KEEN SELLER - NOW PRICED TO MOVE

The owner is heading back to Victoria and is ready to sell. With a recent price drop, this well-kept three-bedroom home is now excellent value - perfect for first home buyers or those chasing a smart move-in-ready option in popular Surfside.

Sited on a corner block in a popular neighbourhood, this well-presented home has had a recent revamp and has plenty to offer. The open plan living area flows out onto a private entertaining deck, perfect for larger gatherings. There's also a fitted wind-out cover to make the most of the space year-round.

The main bedroom has access to the main bathroom, which includes a separate W/C and vanity - handy when the demand is high. The two other bedrooms and rumpus area are serviced by a second bathroom, offering potential for semi-separate accommodation if needed. There's also a separate entrance, making it ideal for guests, extended family, or even a work-from-home setup. A built-in sauna and reverse cycle air conditioning add to



For Sale
\$690,000

View
ljhooker.com.au/12EWF8F

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the comfort and flexibility of the space.

Out the back, there's no lawn to mow - it's finished in patterned concrete for low maintenance living. There are two garden sheds, a lock-up carport with workshop area, and room out front for boats or vans - a rare find.

Energy efficiency is covered with a wood stove, solar back-to-grid system, heat pump hot water, insulated ceilings and walls, and two water tanks (2,100L each).

Surfside is just across the bridge from Batemans Bay CBD, with easy access to shops, clubs, and the local dog-friendly beaches.

If you're after a solid, well-kept home that's ready to move into and sharply priced, this one's well worth a look.

Council rate: \$3,039.15 per annual

More About this Property

Property ID	12EWF8F
Property Type	House
Land Area	832 m2
Including	Air Conditioning Secure Parking wood fire

Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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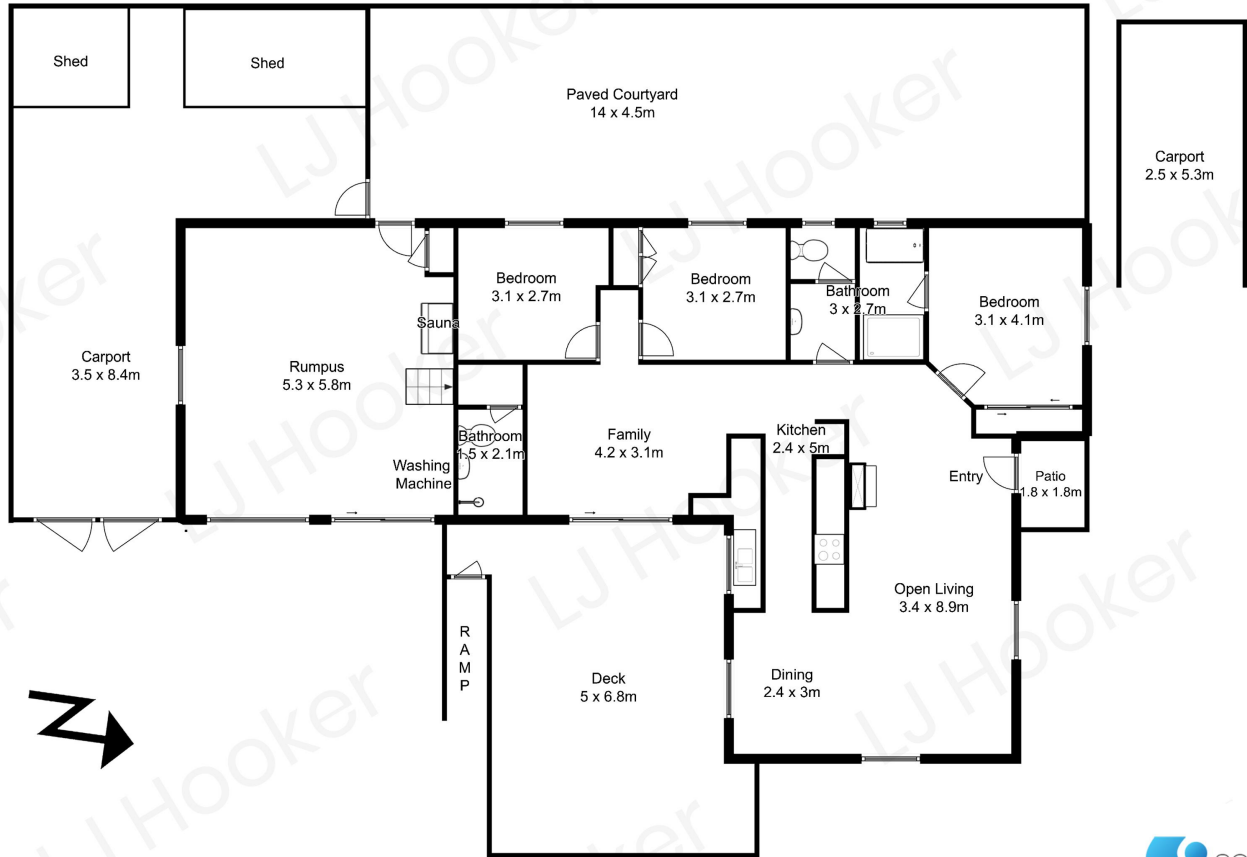
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All measurements are approximate and are intended as a guide only