



## Surfside, 9 Palana Street

4-Bedroom Home on large 875sqm Block - Renovator's Dream!

Located in the sought after Surfside area, this spacious 4-bedroom, 2-bathroom property is packed with potential ! Set on a generous 875sqm block, this home is perfect for those looking to renovate and add value.

The main house features:

- \* 3 bedrooms
- \* Living room
- \* Functional kitchen
- \* Bathroom & separate laundry
- \* Covered verandah

Permanent rental appraisal: \$400-\$420/wk

Council Rates: \$2,947/yr

Attached at the rear of the property, an additional section includes a bedroom, living area, kitchenette, and bathroom. However, this conversion was done without council approval,



**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**

Price Range: \$590,000-\$610,000

**View**

[ljhooker.com.au/107GF8F](http://ljhooker.com.au/107GF8F)

**Contact**

**Karen Van Der Stelt**

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

so buyers should conduct their own due diligence.

Council have no record of a final inspection for (please refer to contract):

- a) Dwelling approved 1973
- b) Additions to dwelling-garage approved 1990
- c) Carport approved 1992
- d) Amended building application approved 1992

Outside, the property offers both a carport and a garage, providing ample parking and storage space. With some TLC, this could be transformed into a fantastic family home or investment property.

Surfside is a great location, with two daycare centres, a primary school, and a local IGA. Only 4mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs the Canberra and around 3.5hrs to Sydney.

Bring your paintbrush and your vision !

## More About this Property

<b>Property ID</b>	107GF8F
<b>Property Type</b>	House
<b>Land Area</b>	875 m2

**Karen Van Der Stelt 0413 221 504**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

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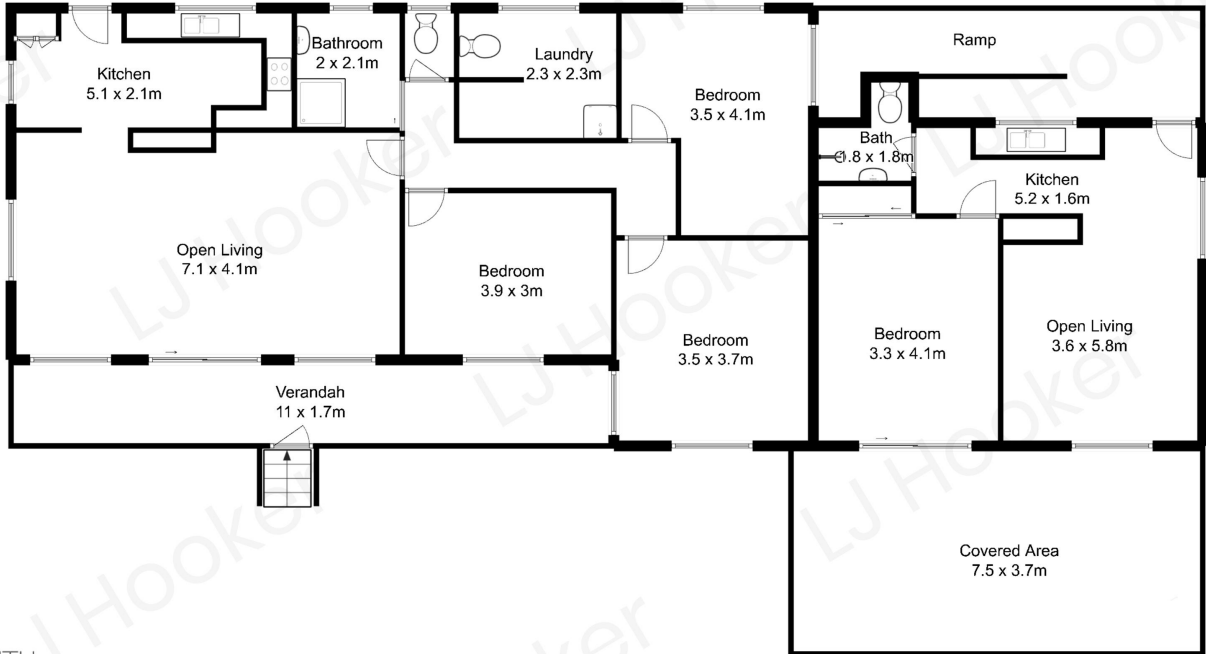
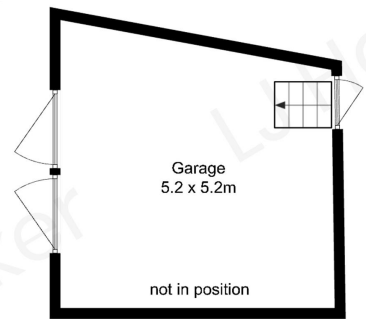
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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Approximate Floor Area  
212 square metres  
Including verandah and covered area



All measurements are approximate and are intended as a guide only