

## 2/35 High Street, BATEMANS BAY, NSW 2536

Central location that is priced to sell!

Positioned just moments from the Batemans Bay CBD, this well located two storey townhouse presents an excellent opportunity for first home buyers or investors seeking value in a tightly held coastal market.

One of only four units in the complex, with just two enjoying entry from High Street, the property offers both convenience and easy access to surrounding amenities. The medical centre, local hospital and town facilities are all within comfortable walking distance, making day to day living simple and accessible.

Built in 1987 and held by the current owner for the past 12 years, the property has proven to be a reliable rental investment and continues to represent strong potential in today's market.

The layout is practical and flexible, with two separate living areas providing excellent separation of space. On entry, you are welcomed into a downstairs living zone complete with a convenient powder room and internal access to the garage. Upstairs, a feature cut out wall adds character and leads into the second living area, which connects seamlessly to the kitchen.

**TYPE:** For Sale

**INTERNET ID:** 121P4801

**SALE DETAILS**

**\$609,000**

**CONTACT DETAILS**

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**Rebecca Shephard**  
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The kitchen offers electric cooking and sits adjacent to a separate laundry, which provides direct access to the fully fenced, low maintenance paved courtyard. This outdoor space is ideal for relaxed entertaining or a secure area for pets.

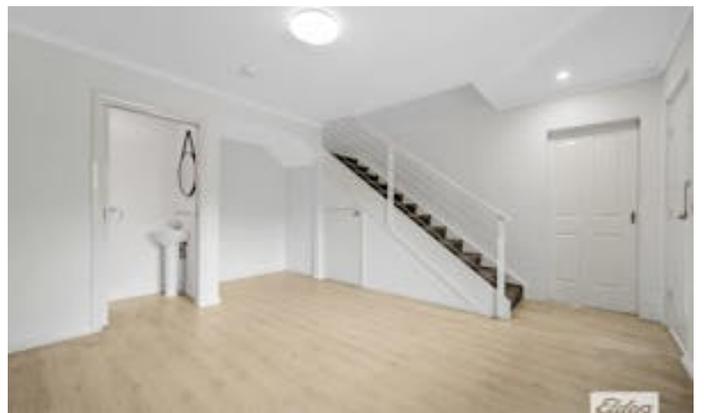
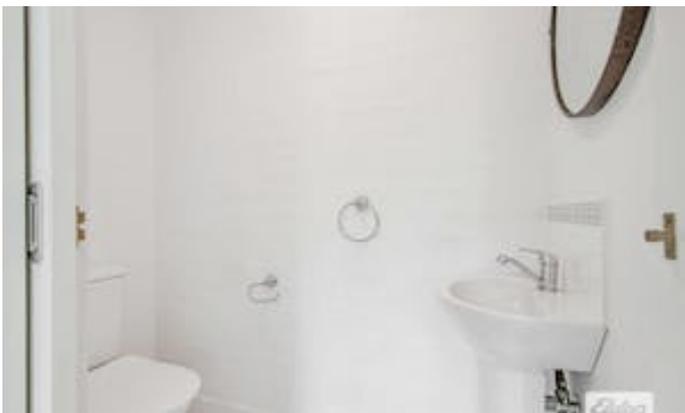
A sliding door separates the two bedrooms and main bathroom from the living space, creating a functional layout. Both bedrooms include built in wardrobes, with the main bedroom also featuring a ceiling fan. Reverse cycle air conditioning in the main living area ensures year round comfort.

A glass sliding door from the living area opens onto a balcony set high on the street with outlook, providing an additional space to sit outdoors. The complex also benefits from ample off street parking.

Offering a solid build, functional design and an unbeatable central location, this is a smart purchase for buyers looking to enter the market or expand their investment portfolio in Batemans Bay.

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage



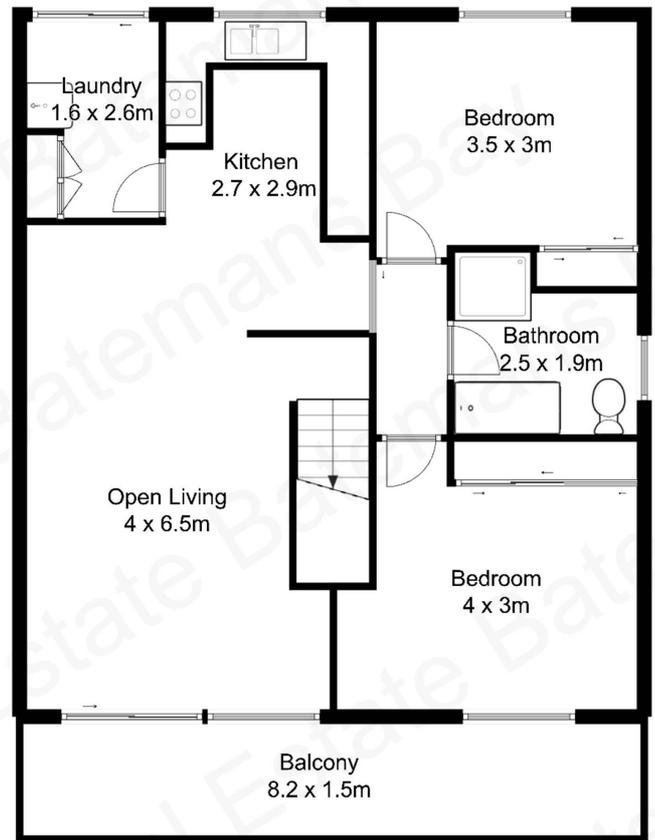
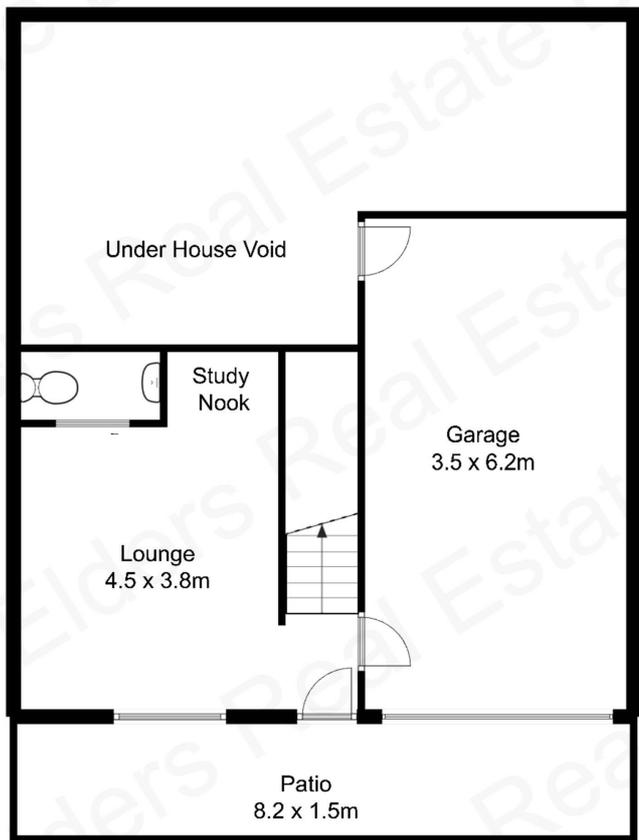








Approximate floor area  
141 square metres



All measurements and boundaries are approximate and are intended as a guide only

