

**13/13 Bent Street, Batemans Bay, NSW 2536**



**Unit For Sale**

Tuesday, 7 May 2024

13/13 Bent Street, Batemans Bay, NSW 2536

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 75 m2**

**Type: Unit**



Karen Van Der Stelt

**\$549,000**

Central to everything and only 50m to local shops, cafes and restaurants this home is being offered for sale fully furnished so perfect for a holiday home, add to your investment portfolio or move in for a 'sea change'. Breathe in the salt air while sitting on your perfectly appointed north-east facing balcony and only a 480m stroll to the foreshores.- Fully renovated kitchen with quality appliances, open plan dining and living room with ceiling fan and sliding glass door onto the balcony - 2 bedrooms, both with built-in robes and ceiling fans, plus study nook- Renovated combined bathroom/laundry - Permanent rental appraisal: \$400-\$435/wk - Secure gated access to the apartment - Single lock up garage and storage - Council rates: \$2,469/yr Strata/Body Corp: \$694/qtrHoliday let appraisal:Peak Season - \$2,730/wkHigh Season - \$1,960/wkMid Season - \$1,400/wkLow Season - \$1,050/wk Approximately 2hrs to Canberra and around 3.5hrs to Sydney. Call to arrange an inspection at your earliest convenience.