

13 Sandy Place, Long Beach, NSW 2536



Sold Block Of Units

Monday, 11 September 2023

13 Sandy Place, Long Beach, NSW 2536

Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 569 m2

Type: Block Of Units



Karen Van Der Stelt

Contact agent

Welcome to 13 Sandy Place, Long Beach! This stunning property is one of those 'Once in a lifetime' investment opportunities. Picture this.....block of 4 units completely renovated with the highest level of detail, all separately metered, ocean/beach views all on one title, so no strata fees, and in a prime location only 115m to the pristine, dog friendly beach and gentle crashing waves. Professionally styled and sold fully furnished (as per the photos) so you can start holiday letting immediately. This property is perfect for those looking for a versatile, multiple income generating property. Why not come down with the family and holiday yourself every other weekend! Imagine sitting on your balcony watching with waves with a nice glass of white or a morning coffee.....just what life is about.

Unit 1 - Ground floor - ocean views- 2 bedrooms both with built-in robes- Kitchen with stone bench tops, electric cook top, electric oven, Bosch dishwasher- Reverse cycle A/C living room- Keypad coded entry- Stunning bathroom- Water views from living room and master bedroom- Private alfresco out the front of the apartment- Versatile interlocking internal door to 1 x bed (Unit 4 next door ground floor) for larger families

Unit 2 - First Floor Front - ocean views- 2 bedrooms both with built-in robes- Ocean views from master bedroom and living room- Kitchen with stunning modern benchtops, electric cooktop, electric oven and Bellini dishwasher- Reverse cycle A/C living room- Private balcony off the living room- Keypad coded entry- Stunning bathroom

Unit 3 - First Floor Rear - partial ocean views- Access to large communal deck- 1 generous size master bedroom- Private ensuite- Reverse cycle A/C with open plan living/dining- Kitchen with electric cooktop, electric oven and Bellini dishwasher- Keypad coded entry

Unit 4 - Ground Floor Rear - partial ocean views- 1 generous size master bedroom- Private ensuite- Reverse cycle A/C with open plan living/dining- Stone benchtops in ensuite and kitchen, 2-burner electric cooktop- Versatile interlocking internal door to 2 x bed (Unit 1 next door ground floor) for larger families

Holiday Let Appraisals:(Units 1&2 both 2 bedrooms - per apartment)Peak Season - \$2,240/wkHigh Season - \$1,750/wkMid Season - \$1,365/wkLow Season - \$1,155/wk(Units 3&4 both 1 bedrooms - per apartment)Peak Season - \$1,995/wkHigh Season - \$1,540/wkMid Season - \$1,085/wkLow Season - \$ 770/wk

Permanent Rental appraisal:1 bedroom units \$450-\$470/wk 2 bedroom units \$450-\$470/wk

Situated on a generous 569 sqm of land, this block of units provides ample space for parking with 4 open parking spaces available. Internal laundry room with separately metered power outlets for each apartment. External shower to wash away the sand after a day at the beach, large spacious communal deck on the first floor and downstairs a paved courtyard with new communal BBQ for entertaining. Whether you are an investor looking to capitalize on the rental market or looking to purchase a multi income producing holiday home this property is sure to meet your needs.

The location of 13 Sandy Place is truly unbeatable. Long Beach offers a serene coastal lifestyle, with the pristine beach just steps away. You can enjoy the convenience of Batemans Bay shopping and cafe precinct only 7minutes away, while still being able to retreat to the tranquility of this peaceful neighbourhood. 2hrs to Canberra and around 3.5hrs to Sydney makes this the perfect 'sea change' lifestyle you have dreamed about, all the hard work has already been done.

Don't miss out on this incredible opportunity to own a property with multiple income streams. Contact us today to arrange a viewing and secure your future in this sought-after location.

Council Rates: \$3,744.43pa