

**26 Joseph Street, Batehaven, NSW 2536**



**Duplex/Semi-detached For Sale**

Thursday, 2 November 2023

26 Joseph Street, Batehaven, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 645 m2**

**Type:**

**Duplex/Semi-detached**



Rob Routledge

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## Sale By Tender-closing 5pm on 31st October 2023

Held by one family since being built in 1997, this unique property has two attached residences on one title, keeping the rates down as you only pay for one. Residences are separately metered for both water and electricity so there is the option to subdivide later if you wish (STCA). The larger residence, 26A was kept as a coastal family getaway. This unit features two bedrooms both with built-in robes, open plan living, a decent-sized kitchen, and a family bathroom with a separate toilet off the laundry, there is also internal access from the lockup garage. Underneath the home is a 4.9m x 3.2m lockup storage/workshop room with power, lights, and a concrete floor. The other residence 26B, was rented on a permanent basis, now vacant. This unit has a slight water view, featuring 2 bedrooms with built-in robes, open plan living and a family bathroom as well as a carport under the main roofline, under-floor storage area 3.8m x 2.7m with lights, and a concrete floor, both units have concrete front patios. There is a shared backyard which would be easy to split into two sections if needed, Batehaven shops and Corrigan's Park and beach are close by. The main CBD of Batemans Bay is around 3.5km via Beach Road. This property would suit many uses, a full-time investment or use one, rent one out, or even a family group looking to be close but need the option of separate accommodation, the uses are as broad as your imagination.

- Council Rates - \$4,088.26pa
- Permanent Rental Appraisal - 26A - \$410 - \$430pwk - 26B - \$370 - \$390pwk
- Holiday Let Appraisal 26A Peak Season: \$1750 (250 per night) High Season: \$1330 (190 per night) Mid Season: \$980 (140 per night) Low Season: \$700 (100 per night) 26B Peak Season: \$1365 (195 per night) High Season: \$1155 (165 per night) Mid Season: \$875 (125 per night) Low Season: \$630 (90 per night)