

**33/17-21 Wharf Road, North Batemans Bay, NSW  
2536**



**Unit For Sale**

Friday, 24 May 2024

33/17-21 Wharf Road, North Batemans Bay, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Sandra Masters  
0416121155

## AUCTION

With a hop, skip and a jump over the iconic Batemans Bay Bridge, and you are home! It's that simple. And that is how life will be from now on. Situated in the prime front position within a highly sought-after complex. The front location means additional windows and outdoor spaces, enhancing natural light and outdoor living. Spanning three levels, the design ensures a perfect balance of functionality and style. The ground floor features a spacious area accommodating two cars, along with additional courtyard area and loads of storage. A convenient laundry chute seamlessly connects all floors, adding to the home's practicality. The middle section is dedicated to entertaining, highlighted by an outdoor deck that offers stunning views. This level showcases an open-plan living and dining area, complemented by a modern kitchen equipped with top-of-the-line appliances and finishes. An additional WC on this floor adds to the convenience. The top floor is reserved for the bedrooms, each offering beautiful views in different directions, providing a serene retreat. This level also includes two beautifully appointed bathrooms, the main bedroom with ensuite. The home features a coastal finish, embodying the relaxed, seaside lifestyle. There are a total of three reverse cycle air conditioners, ensuring comfort throughout the year and fed from your solar panel system so you don't have to foot the bill. There are also storage spaces cleverly allocated throughout the home. Located just a short walk from town along the water, this property combines luxury living with convenience, making it a perfect haven for those seeking a sophisticated coastal lifestyle. There is so much more here than meets the eye, book your inspection today and see what seaside living is all about! Features include:- Boat ramp at the end of the street- Close to riverside park with BBQ and playground- Short walk to pet friendly Surfside Beach- Stylish Kitchen with electric cooktop and oven- 2 bedrooms with BIRs and balconies- Main bedroom with ensuite- Tandem lockup garage with laundry and storage- Potential rent \$500 - \$550 p/w- Rates \$2,198.29 p/a- Strata Fees \$2,947.80 (ex GST) p/a