

41/1-9 Wharf Road, North Batemans Bay, NSW 2536 **BLACKSHAW**

## Sold Unit

Wednesday, 27 December 2023

41/1-9 Wharf Road, North Batemans Bay, NSW 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Pat Jameson  
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**\$445,000**

This light-filled single level two-bedroom ground floor unit is perfectly located opposite the Clyde River ideal to drop in a line or take a short stroll over the bridge to the centre of town where you can shop, dine, and enjoy a movie or a show at the new Bay Pavilions Arts and Aquatic Centre. The boat ramp is at the end of the street as is a children's playground and sandy beach. Featuring light filled open plan living flowing to a patio at the front overlooking a grassed area and a large courtyard at the rear to enjoy northerly sunshine. The well-appointed kitchen with breakfast counter overlooks the sunny courtyard the perfect spot to enjoy your morning coffee and relax or entertain family and friends for a BBQ. Both bedrooms are spacious with built in robes with nice outlooks to the garden and courtyard. There is a modern bathroom, separate laundry and the garage with access through the courtyard completes this lovely unit. Set in a fantastic location this unit is ideal for permanent living, holiday getaway or an investment opportunity at the thriving South Coast. A relaxed coastal lifestyle awaits with swimming, fishing, and boating all on your doorstep. Features include:- Boat ramp at the end of the street- Across the road from a park with BBQ and playground- 2 bedrooms with built-in-robos- Ground floor/single level unit- Central sunny courtyard- Single lockup garage with courtyard access- Well equipped kitchen with electric stove, oven and pantry- Modern bathroom with bath and shower- Separate laundry- Linen Press- Short walk to pet friendly Surfside Beach- Across the bridge to the town centre with shopping and dining- Strata \$1,697.60 p/a- Potential rent \$350 to \$400 p/w- Rates \$2,468 p/a