

**48/1-9 Wharf Road, North Batemans Bay, NSW 2536**

**McGrath**

**Unit For Sale**

Friday, 22 March 2024

48/1-9 Wharf Road, North Batemans Bay, NSW 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Luke Allan



Dean Naidoo  
0415057928

**\$485,000**

Located in the highly popular "Sugden Glen" complex, this ground floor unit is conveniently located just a short walk to Batemans Bay Town centre and directly across the road from the beautiful Clyde River and foreshore reserve. This particular property is one of only four in the complex that has both front courtyard and rear yard.- Single lock up garage with direct access to courtyard.- Low strata fee's \$424.40 p/q, healthy capital works fund.- Just 650m over the bridge to Batemans Bay town centre.- Clyde River, boat ramp, kids park and BBQ facilities across the road.- Reverse cycle air conditioning.- Updated bathroom, separate toilet.- Potential permanent rent \$400 per week.- Council rates \$2468.15 p/a