

**54 Tasman Street, Surf Beach, NSW 2536**



**House For Sale**

Wednesday, 17 April 2024

54 Tasman Street, Surf Beach, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Karen Van Der Stelt

**\$779,000**

Welcome to 54 Tasman Street Surf Beach! This single level home with 3 bedrooms, 2 bathrooms and a double garage is now available for sale. There is plenty of side access for the boat or caravan into the backyard and Surf Beach reserve and recreational park backs onto the rear of the property. Listen to the waves as you go to sleep with the local Surf Beach (patrolled in Summer) only a flat 615m walk! Situated in a desirable family friendly quiet location, this property boasts a spacious 613m<sup>2</sup> block, and a covered alfresco off the main living room, perfect for entertaining or relaxing in the sun. The modern architecture and stylish interior design make this house a true gem, with open plan modern kitchen and living room you will be pleasantly surprised by the size and feel of the home. \* 3 very generous size bedrooms all with built in robes, 2 with fans and master with private ensuite.\* A/C living/dining room.\* New flooring throughout about 2yrs ago.\* New roof.\* Separate double garage.\* Only 615m walk to the beach.\* Only 655m to local shops including IGA, Bottle Shop, Chemist, Pizzeria, Chinese Takeaway, Doctor, Chemist, Hair & Beauty and local cafe. Permanent rental appraisal: \$510-\$540/wk Holiday Let Appraisal: Peak Season - \$2,765/wk High Season - \$2,240/wk Mid Season - \$1,750/wk Low Season - \$1,400/wk Council Rates: \$2,845/yr Only 12mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney makes this the perfect 'Sea Change' and at this price the property offers great value for those looking for a comfortable and stylish home. Don't miss out on the opportunity to own this beautiful piece of real estate in a great neighbourhood. Call me to arrange an inspection at your earliest convenience!