

**7/4 Eric Fenning Drive, Surf Beach, NSW 2536**



**Sold Unit**

Friday, 8 March 2024

7/4 Eric Fenning Drive, Surf Beach, NSW 2536

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Karen Van Der Stelt  
0413221504

**\$460,000**

Welcome to 7/4 Eric Fenning Drive Surf Beach. This charming 2-bedroom, 2-bathroom unit is the perfect coastal retreat whether you are looking to live in, use as a holiday home or for the astute investor. With a spacious living area, centrally located kitchen/dining area and secure garaging with internal access, this property offers both comfort and convenience. The bedrooms are bright and airy, with ample closet space and large windows. The master has a large built-in robe and private ensuite. Step outside to enjoy the private and peaceful courtyard. \* Reverse cycle A/C in Living room and ceiling fan \* Electric cooktop and electric oven \* Fenced courtyard \* Separate laundry \* Very tidy tenant lease till 4/7/2024 @ \$250/wk \* Permanent rental appraisal: \$380-\$410/wk \* Body corp: \$740/qtr \* Council Rates \$2,546/yr Holiday Let Appraisal: Peak Season - \$2,310/wk High Season - \$1,960/wk Mid Season - \$1,540/wk Low Season - \$1,120/wk Located in a quiet neighbourhood, this unit is only 1km to Surf Beach (patrolled by Surf Life Saving in the summer months) perfect for those who love to soak up the sun and surf. Local shops including IGA, doctor, chemist, hair & beauty, bottleshop and many takeaway options. Only 11mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. Don't miss out on this opportunity to own a piece of paradise in Surf Beach. Contact us today to schedule a viewing. NB: Minimum 48hrs notice required for all inspections.