

**8/2-6 Matthew Parade, Batehaven, NSW 2536**



**Sold Unit**

Saturday, 23 September 2023

8/2-6 Matthew Parade, Batehaven, NSW 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Karen Van Der Stelt

**\$429,000**

Welcome to 8/2-6 Matthew Parade Batehaven! This charming 2x bedroom, 1x bathroom unit is perfect for those looking for a low-maintenance lifestyle in a convenient location. Only 80m to the Batehaven shops including Bakery, Newsagency/Post office, IGA, Bottleshop, Butcher, Hair & Beauty, Thai Restaurant, Wood fire Pizza to name a few. Corrigans park and playground is over the road with the sandy beach and the rolling waves only 330m from your home. If you don't want to travel too far from home there is an inground pool and 1/2 Tennis court in the complex. As you enter the top floor property, you are greeted with an open-plan living room with reverse cycle a/c and ceiling fan, room for dining and a separate kitchen area. Glass sliding doors take you onto the balcony with even some views of the beach, pool and tennis court. The bedrooms are spacious and come with built-in wardrobes, there is bathroom, laundry and separate toilet. The unit also comes with a carport space, providing secure parking for your vehicle. Currently tenanted at \$325/wk till 9/10/23 (market rental appraisal \$370-\$400/wk) NB: Minimum 48hrs notice required for inspections Holiday let appraisal: Peak Season- \$2,100/wk High Season - \$1,575/wk Mid Season - \$1,190/wk Low Season - \$ 980/wk Located in the heart of Batehaven, this property is also conveniently located close to public transport, making it easy to get around. With a price guide of \$429,000, this property is perfect for those looking to live in, use as a holiday home, or for the astute investors looking for a great opportunity. Approximately 8mins to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney. Strata fees: \$595.91/qtr Council rates: \$2,374/yr Don't miss out on the chance to make this property your own!