

**26/12-18 Newth Place, Surf Beach, NSW, 2536**



**Unit For Sale**

Friday, 27 September 2024

26/12-18 Newth Place, Surf Beach, NSW, 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **The Perfect Coastal Getaway only 340m to Wimbie Beach !**

Nestled serenely within the much sought after Bos'n's complex, discover the beauty of this charming 2 bedroom apartment which offers a relaxed open-plan living design that entices you to unwind and indulge in the natural surroundings. This property is a would be haven for small families, couples or individuals seeking a peaceful retreat close to the beach and bush walks whilst enjoying the complex's resort style facilities.

With an abundance of natural light, a spacious living area seamlessly transitions into the inviting dining and kitchen space. The layout encourages a sense of togetherness, making it easy to share moments with loved ones or simply find solace within the cozy confines of your apartment. The kitchen features contemporary appliances, dishwasher, breakfast bar with ample cupboard and counter space, making meal preparation a breeze.

The open floor plan seamlessly connects the living area to the hallway and two generous sized bedrooms with large built in robes, master bathroom and separate laundry. There is a full length balcony where you'll find yourself taking in views over the tennis court, rotunda and pool. The ideal space for relaxation or entertaining guests, a perfect place to sip your morning coffee or enjoy a BBQ.

Some features include:

- Reverse cycle A/C and ceiling fans
- Lock up garage with remote garage door and also an allocated car space
- Retractable awning over the balcony
- Secure first floor apartment with only one common wall
- Pool, tennis court, games room and rotunda in the complex

Strata/Body Corp: \$ 1,395/qtr

Council Rates: \$2,948/yr

Holiday Let Appraisal:

Peak Season - \$ 1,855/wk

High Season - \$ 1,540/wk

Mid Season - \$1,190/wk

Low Season - \$945/wk

Permanent Rental Appraisal: \$410-\$440/wk

If you're drawn to the water's edge, the location of this apartment is a true blessing. A 340m walk brings you to Wimbie Beach, where the sand and waves become your sanctuary. Only 1km from the pristine shores of Surf Beach (patrolled in Summer months) the local IGA, gourmet pizza, doctor, chemist to name a few and of course a takeaway for a spot of fish and chips.

This apartment is a rare find combining modern living with the allure of coastal life. Only 12mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney. Whether you're looking for a permanent residence, a vacation getaway, or an investment opportunity, this property ticks all the boxes.

Call to arrange an inspection at your earliest convenience !