

**11 Hawks Nest Place, Surfside, NSW, 2536**



**House For Sale**

Friday, 13 December 2024

**11 Hawks Nest Place, Surfside, NSW, 2536**

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



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## "Coastal Haven with Lovely Ocean Views and Dual-Living Potential"

Nestled in a peaceful cul-de-sac just under 1km from the beach, this charming two-storey home offers beautiful ocean views, including picturesque yachts ships moored in the distance. Positioned on a generous 833sqm block, this property is perfect for larger families, those seeking a seaside retreat or for the astute investor.

### Key Features:

- Upstairs: Enjoy the bright and airy layout featuring three bedrooms, a spacious living area, a well-appointed kitchen, and a shared bathroom. Step out onto the full-length, sun-drenched deck and soak in stunning views of the ocean and cove.
- Downstairs: A fully self-contained space complete with a bedroom, living room, kitchen, and bathroom/shared laundry, ideal for guests or extended family.
- Both decks and nearly every room offer water views making this home a true coastal treasure.
- Prime Location: Situated in a quiet cul-de-sac for ultimate peace and privacy, yet conveniently close to the beach, just a 5min walk away.

- New reverse cycle A/C units both downstairs and upstairs

- New glass sliding doors downstairs

Move straight in or with such a tightly held rental market, add to your investment portfolio.

Permanent rental appraisal: \$600-\$660/wk

Holiday let and use yourself (Holiday let appraisal):

Peak Season - \$2,880/wk

High Season - \$2,240/wk

Mid Season - \$2,065/wk

Low Season - \$1,540/wk

Council Rates: \$3,184/yr

Only 7mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney.

Call for an inspection at your earliest convenience !

This is your opportunity to own a versatile coastal home with endless potential, all while enjoying the serenity and beauty of seaside living.