



**SURFSIDE**  
51 Berrima Parade

3  2  1 

## LITTLE BEAUTY IN BERRIMA

**\$449,000**

This three bedroom, two-bathroom property in beautiful Surfside enjoys all the fantastic aspects of a genuine family home ready for you to move in and start living the carefree coastal lifestyle. Set on an easy care block with side access and room for additional shedding, 51 Berrima Parade takes advantage of a peaceful bush land outlook from the north facing deck as well as a large, level, fully fenced private back yard.

The generous master suite includes a large walk in robe through to full sized ensuite while the second and third bedrooms both have BIR's. The family sized bathroom has a tub and shower and the simple yet clever design includes both a separate toilet and laundry.

The large open plan kitchen, lounge and dining area is wonderfully inviting as you step off the deck and through the front door. The lock up single garage is accessed via sealed driveway and includes ample under-house storage.


Close to town, local beaches, schools and national parks, 51 Berrima Parade is ripe for regeneration or ready to move straight in and apply your own personal touches. This neat and tidy solid brick home is available for inspection now so call Peggy McAlister at Raine & Horne Batemans Bay today.

For the investor currently tenanted at \$370 per week. Please be mindful of tenants when making a booking a time to inspect

<b>Property ID:</b>	L438492
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	129
<b>Garages:</b>	1
<b>Land Area:</b>	702.0 sqm

### AGENT

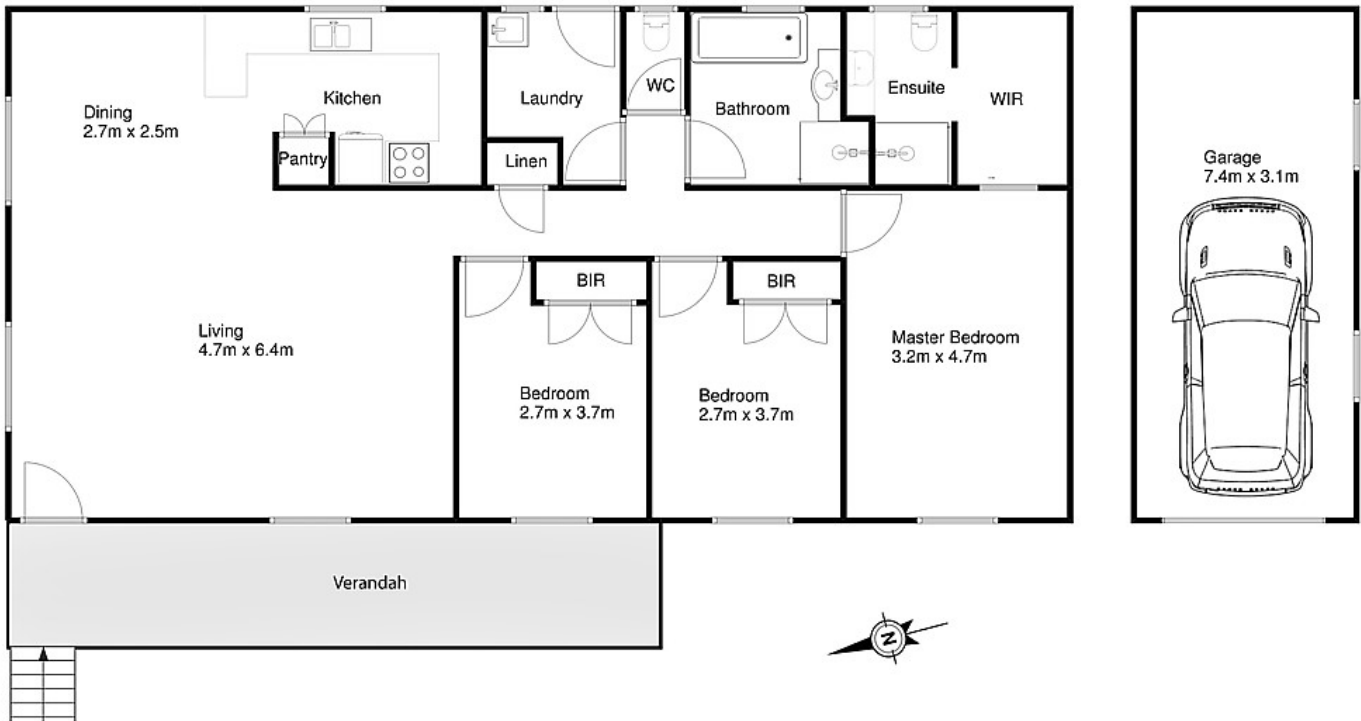
**Peggy McAlister**

 0401 481 192

 [peggy@rhatemansbay.com.au](mailto:peggy@rhatemansbay.com.au)

## 51 Berrima Parade, Surferside

Approx. floor area inc. garage and deck = 150.32m<sup>2</sup>



Whilst every effort has been made to ensure the accuracy of the floor plan depicted here, measurements are approximate and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only.