

111/202-208 Beach Road, Batehaven

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## Coastal Escape & Holiday Income Opportunity at Corrigans Cove Resort !

**FOR SALE**  
\$329,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Batemans Bay  
(02) 4472 6455

Welcome to Corrigans Cove, a 4.5 star boutique resort perfectly positioned for the ultimate coastal getaway. This generous 103sqm, fully furnished, ground floor 2 bedroom apartment offers the ideal blend of relaxation, convenience, and income-earning potential. With Corrigans Beach only 200 metres away, and the resort's solar-heated pool, restaurant, cocktail bar and 24/7 reception at your fingertips, this is the perfect holiday home you can enjoy and profit from.

Located on the right hand side of the resort pool the unit captures lovely north-facing views from the undercover alfresco and feels light, bright and beautifully coastal.

### Property Features:

- Some water views and pool views from the undercover alfresco.
- Fully furnished and ready to enjoy from day one
- Spacious ground floor layout ideal for families or those who prefer the convenience of no stairs with two spacious bedrooms both with BIR's and master with A/C
- Open-plan living and dining area with reverse cycle a/c

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Refurbished bathroom and laundry
- Updated floor coverings through out
- Updated Kitchen
- Good-sized kitchen ideal for longer stays
- Allocated car space

Currently part of the Corrigans Cove management pool, owners can enjoy up to 90 days of hassle-free personal use per year (excl. peak holiday periods), with the property earning income the rest of the time from holiday bookings.

Prefer to self-manage and holiday let via Airbnb, bookings.com or outsource management? That's an option too. (Please note: full-time living or permanent rental is not permitted under the strata by-laws with is holiday let only)

- Unbeatable Location
- 200m to Corrigans Beach
- " 280m to the kids' playground, park & BBQ area
- " 350m to Batehaven shops (IGA, bakery, cafés, chemist & more)
- 3.3km to Batemans Bay town centre, marina & foreshore
- Approx. 2 hrs to Canberra and 3.5 hrs to Sydney

Whether you're looking for your own coastal escape, a high-demand holiday rental, or a mix of both-this is a standout opportunity in a blue-chip location.

Council Rates: \$2,777/yr

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

## MORE DETAILS

Property ID                    12VUF8F  
Property Type                Apartment

### Karen Van Der Stelt 0413 221 504

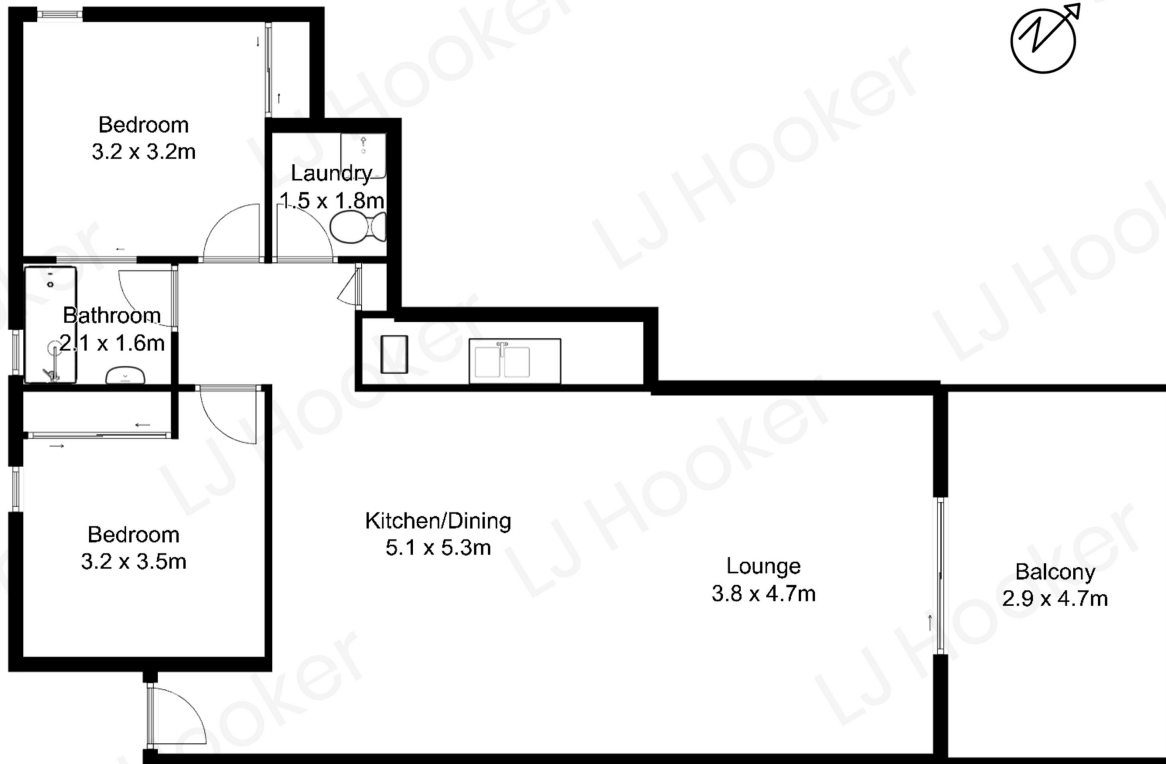
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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### LJ Hooker Batemans Bay (02) 4472 6455

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Total Approximate Area  
102 square metres  
+  
Single car space



All measurements are approximate and are intended as a guide only

