



## Batehaven, 126 Edward Road

### SOLID SINGLE LEVEL HOME

Built on a generous 1,167sqm parcel of land in a popular area, this well priced 3-bedroom 3-bathroom 1-car home is well worth a look.

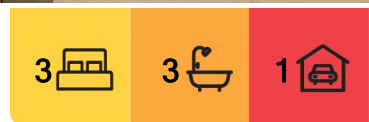
The property is original but a decent size and the bones are solid. Good level front yard with room for van parking if required. The property is perfect for someone looking to update at their own pace to make it their own or as an investor - get a decent return on an easy-care single level home, they are always in demand.

All the bedrooms have built-in robes, and the third bathroom is in the laundry with external access, perfect for a quick shower after the beach. The main bathroom has a separate w/c.

The rear yard is a blank canvas just grassed and ready for your own touch, it's also and private. The construction of the home is concrete slab, brick veneer and tiled roof, standard and bullet proof. There is no timber to maintain. The location is a two-minute drive to the



**Disclaimer:** 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.



**For Sale**  
\$685,000

**View**  
[ljhooker.com.au/12E9F8F](http://ljhooker.com.au/12E9F8F)

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

local shops at Batehaven and around six minutes to the Bay CBD so handy to everything. There is a tenant in place that require 48 hours notice for an inspection. The lease expires in July 2025, the tenants are actively looking for a replacement property.

Council Rates: \$2,852/year

## More About this Property

<b>Property ID</b>	12E9F8F
<b>Property Type</b>	House
<b>Land Area</b>	1165 m2
<b>Including</b>	Air Conditioning Toilets (1) Built-in-Robes Secure Parking

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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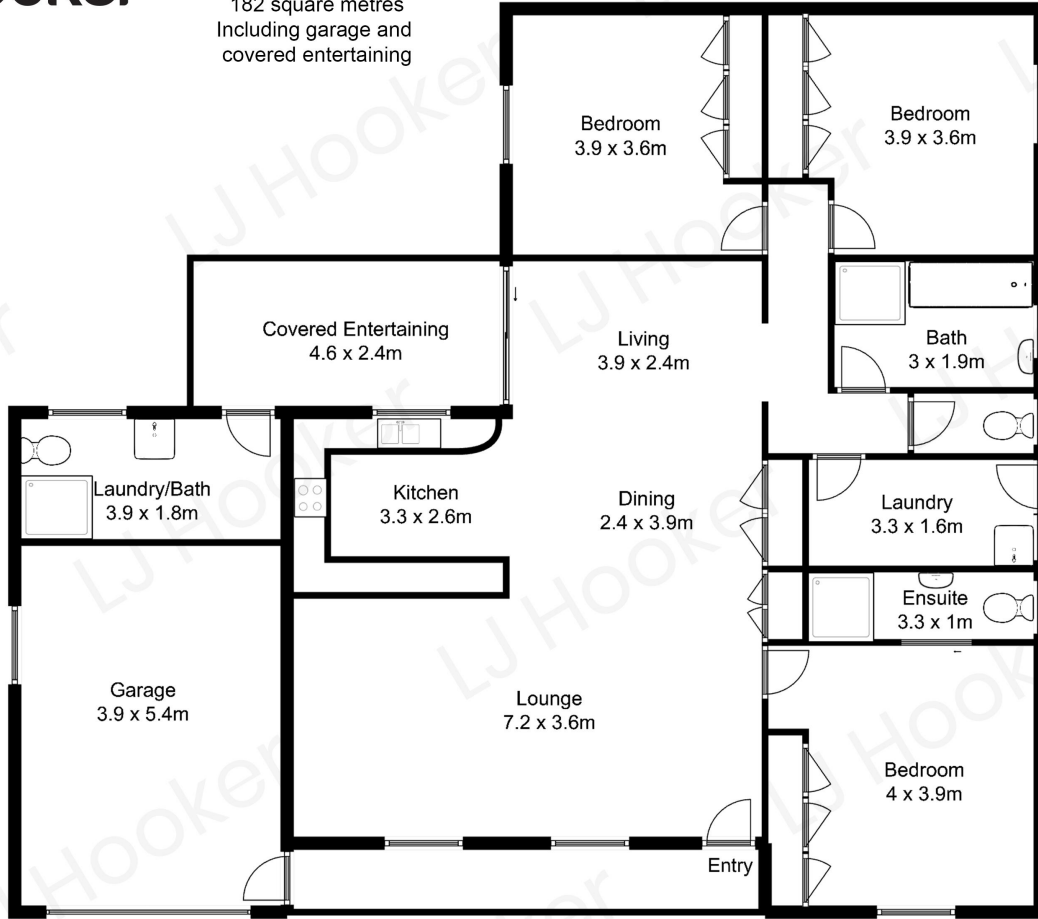
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Approximate Floor Area  
182 square metres  
Including garage and  
covered entertaining



All measurements are approximate and are intended as a guide only

