



15 Grantham Road, Batehaven




## Build Your Dream Coastal Home with Stunning Ocean Views and only 560m to the Beach !

Positioned to capture breathtaking ocean views across to Snapper Island, this property offers an unbeatable combination of location, lifestyle, and potential. When the view and position are paramount, you simply can't look past this opportunity.

Perfectly situated only 560m to the sandy shores of Casey's Beach, 520m to Batehaven's vibrant shopping and café precinct, and just 415m to St Bernard's Primary School, everything you need is within easy reach.

The main living level features a light-filled open plan living and dining area, well-appointed kitchen, and three bedrooms all on one convenient level-along with the main bathroom and laundry. Glass sliding doors open to a spacious timber deck with sweeping water views, the perfect place to relax or entertain. The living area also includes reverse cycle air-conditioning for year-round comfort.

A few steps up, the master bedroom feels like a private retreat-complete with its own deck, walk-in robe, and ensuite.

4  2  1 

**FOR SALE**  
\$830,000-\$850,000

### AGENTS

Karen Van Der Stelt  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

### AGENCY

LJ Hooker Batemans Bay  
(02) 4472 6455

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

On the ground floor, you'll find a single lock-up garage and a rumpus room/teen retreat, offering flexibility for family living or guest accommodation.

Set on a generous 582sqm block, this property provides plenty of space and potential for future development.

- Currently tenanted on a month to month lease @ \$520/wk (minimum 48hrs notice required for inspections)
- Permanent rental appraisal \$520-\$560/wk
- Council rates: \$3,189/yr

Imagine building your dream coastal home in this idyllic seaside location-where the ocean views, sea breeze, and relaxed lifestyle are yours to enjoy every day. Only 7mins to Batemans Bay shopping and cafe precinct, marina, foreshore and Catalina's 27-hole Championship golf course, 2hrs to Canberra and around 3.5hrs to Sydney.

Call to arrange an inspection!

## MORE DETAILS

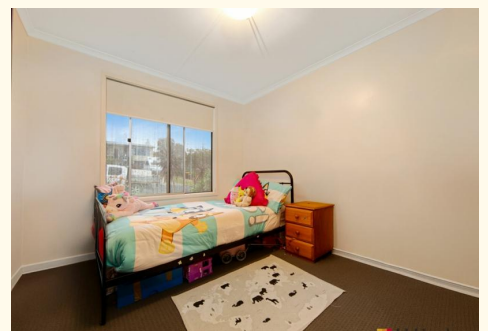
Property ID	12PKF8F
Property Type	House
Land Area	582 m2

### Karen Van Der Stelt 0413 221 504

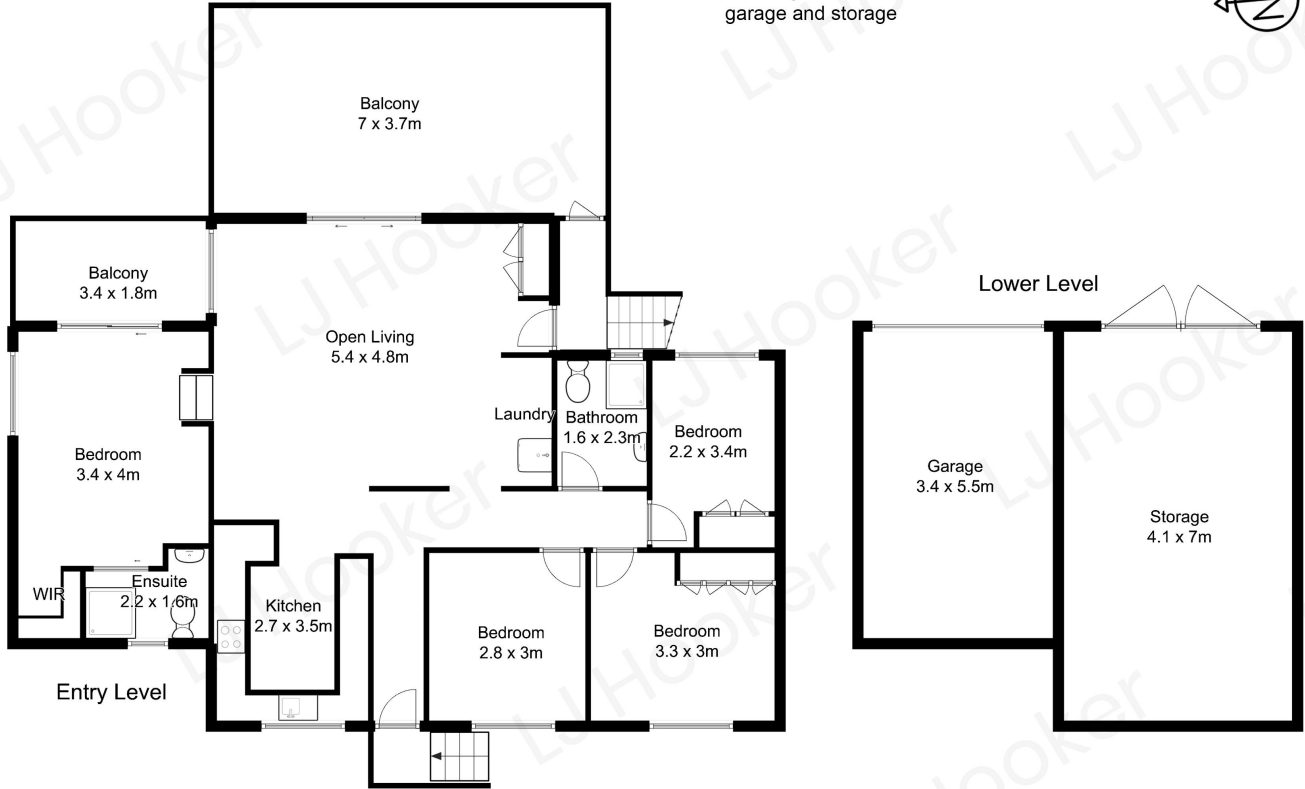
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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### LJ Hooker Batemans Bay (02) 4472 6455

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Total Approximate Area  
189 square metres  
Including Balconies,  
garage and storage



All measurements are approximate and are intended as a guide only

