






320 Beach Road, Batehaven

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A Rare Coastal Opportunity - Walk to two Beaches !

Welcome to 320 Beach Road, Batehaven. Perfectly positioned just 105m to the golden sands of Corrigans Beach and only 245m to the tranquil shores of Caseys Beach, this solid, built brick home offers an enviable lifestyle in one of the South Coast's most sought-after locations.

Lovingly held in the same family for over 41 years, this classic coastal home is set on a generous 683sqm block and boasts light filled interiors with glimpses of the water from the living room. The spacious lounge features reverse cycle A/C for year-round comfort, while the separate dining room flows seamlessly to the open kitchen, ideal for relaxed entertaining or family meals.

Accommodation includes three generously sized bedrooms, all with built-in robes. The master features its own ensuite, and guests are well catered for with a separate main bathroom. Outside, there's plenty of room for all your vehicles and toys, off-street parking includes a lock-up garage with separate storage room and a high-clearance carport perfect for a boat, caravan, or additional cars.

Move in ready and offered fully furnished, this property is just 380m to

FOR SALE

Price Range: \$850,000-\$870,000

AGENTS

Karen Van Der Stelt

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AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

local shops, cafes, the IGA, and Corrigans Park with its popular playground - everything you need is at your doorstep.

Holiday Let Appraisal:

Peak Season: \$1,785/wk

High Season: \$1,400/wk

Mid Season: \$1,120/wk

Low Season: \$ 945/wk

Permanent rental appraisal: \$550-\$600/wk

Council Rates: \$3,175/yr

Only 7mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney makes this the perfect 'Sea Change'. Use as a holiday home or rent out on a permanent basis until you can retire and move in one day !

Don't miss this exceptional beachside opportunity, call now to arrange an inspection at your earliest convenience.

MORE DETAILS

Property ID 12KAF8F
Property Type House

Karen Van Der Stelt 0413 221 504

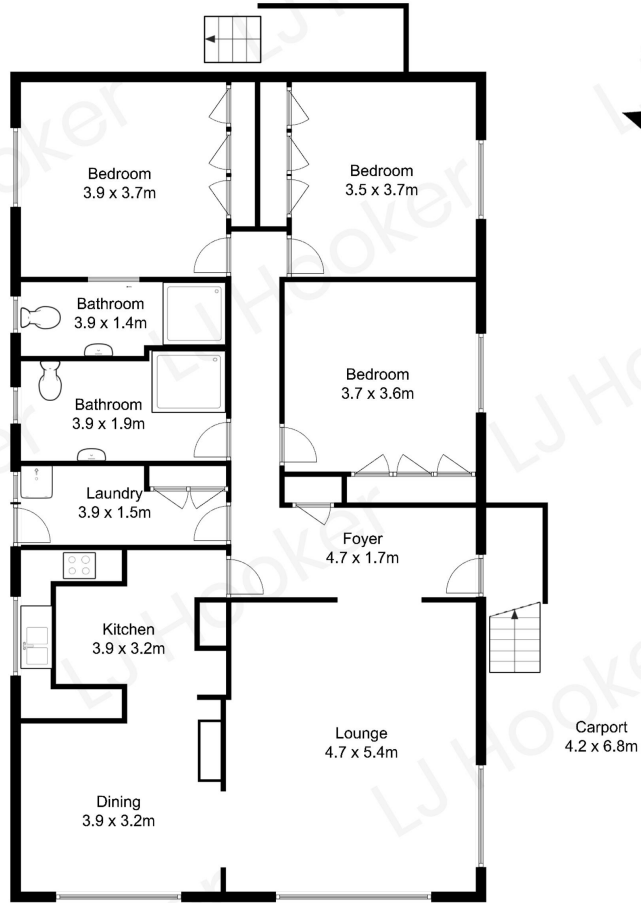
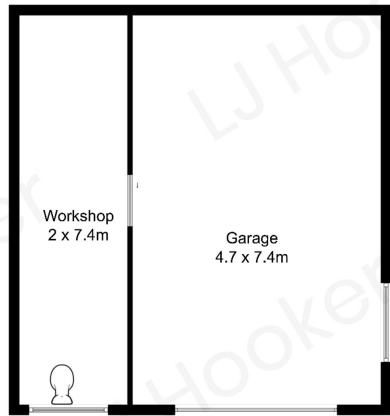
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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Approximate Floor Area
200 square metres
including garage and workshop



All measurements are approximate and are intended as a guide only

