



Batehaven, 396 Beach Road

Classic 'Beach house' with Breathtaking Beachfront Views !

Welcome to 396 Beach Road, Batehaven!

This Idyllic beachfront home located just across the road from Casey's Beach has 3 bedrooms, private bathroom and is the perfect coastal retreat with ocean views directly out from living room and master bedroom. Imagine waking up every morning and looking at the beach then making a cuppa and sitting out on the front porch of your home while watching the waves gently crash on the beach, just such a peaceful and relaxing way to start the day. Situated on a generous, flat 822m2 block, this property offers plenty of room for outdoor entertaining and relaxation.

The house features hardwood flooring throughout with a comfortable living room, updated kitchen with all modern appliances, separate dining room and comfortable bedrooms. The backyard is a peaceful oasis with lush grass and no lack of space, perfect for enjoying the fresh sea breeze or looking over the leafy escarpment at the rear of the block. There is



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.

SOLD



LJ Hooker

3

1

0

For Sale
\$1,550,000

View
ljhooker.com.au/126QF8F

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

LJ Hooker Batemans Bay
(02) 4472 6455

plenty of side access and room to build a granny flat/studio or large shed to house all the 'toys'

Zoned R3 - medium density residential - there is also plenty of potential for future development. With this zoning you can build units, townhouses, duplex, mixed business and residential (STCA). The choice is limited only to your imagination. Live in, build your dream home or keep as amazing classic 'Beach House' Don't look back in 10 or 20 yrs and say 'I had the opportunity to buy that beachfront property' Just imagine could you see yourself going for a daily walk along the beach, swim in the warmer summer months, building sandcastles with the grandkids in the sand.

-18m to the sand and waves of Casey's Beach

-Views to Snapper Island

-822m2 block

-Reverse cycle A/C

-17m frontage

-Zoned R3- Medium Density Residential (Dual occupancy, units, townhouse, business) up to 11.5m height (approximately 3-4 storeys)

Council Rates: \$3,577.80 pa

Holiday let Appraisal:

Peak Season - \$2,800/wk

High Season - \$2,170/wk

Mid Season - \$1,890/wk

Low Season - \$1,540/wk

Only 12mins to Batemans Bay shopping and cafe; precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney.

Don't miss out on this opportunity to own a piece of paradise at Casey's Beach. This property is a great opportunity for those looking for a peaceful and convenient location near the beach and will not last long. Just remember sometimes opportunity only knocks once.

Call for an inspection at your earliest convenience.

More About this Property

Property ID	126QF8F
Property Type	House
Land Area	822 m ²

Karen Van Der Stelt 0413 221 504

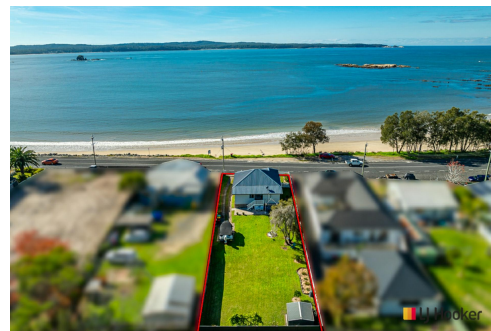
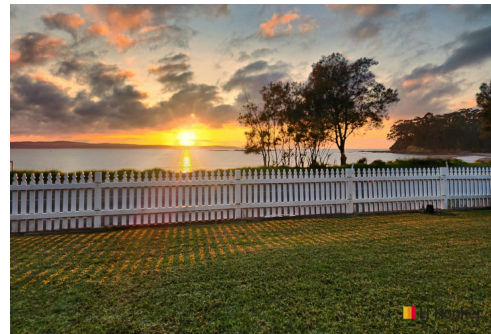
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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.



LJ Hooker Batemans Bay
(02) 4472 6455