



Batehaven, 43 Edward Road

Peaceful, Private Retreat.....989m2 block onto reserve

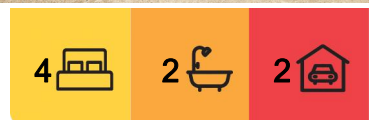
Welcome to 43 Edward Road Batehaven only 700m to Batehaven shops, playground and 150m further on Corrigans Beach!

This beautifully appointed split level 4-bedroom, 2-bathroom property is the perfect family home, weekend getaway or just to add to your property portfolio. Privacy is assured as the home is set down a long driveway with the spacious alfresco looking down onto the landscaped gardens and the leafy reserve. The outdoor spa with privacy screening is the perfect place to unwind and relax after a long day. With the generous land area of 989m2 this property offers it allows plenty of room for everyone to enjoy its surrounds with plenty of additional parking space for the boat or caravan.

Step inside and be greeted by the modern and stylish interior complimented by the high raked ceilings. The open-plan living area is perfect for entertaining guests or simply relaxing with your loved ones. The separate dining room provides a formal space for those special occasions with the kitchen the true heart of the home all with views and glass



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
\$795,000

View
ljhooker.com.au/1230F8F

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

LJ Hooker Batemans Bay
(02) 4472 6455

sliding doors accessing the entertainment area.

The kitchen is a chef's dream, featuring quality appliances including gas cook top and electric oven, breakfast bar seating and ample storage space. The internal laundry with additional toilet offers convenience and functionality.

Located on the upper level away from the main living areas of the home you will find all 4 of the bedrooms which are generously sized, with each featuring built-in robes, providing plenty of storage space. The fourth bedroom has an additional 'loft style' sleeping arrangement which is sure to be a hit with the kids and sleepovers. The master bedroom also boasts a private ensuite. The main bathroom is large with high ceilings and skylight providing the perfect ambience to soak the day away.

Unique to this property is that it was previously run as a registered home daycare business for many years with the rumpus room designed specifically for this purpose so perfect for a kids' play room, home office or home business with separate entry (STCA). The secure parking in the large double garage ensures the safety of your vehicles and the property comes with a 5kW solar system. This allows the owner to save significantly on energy costs.

- * Solar panels (6.2kW panels, 5kW inverter)
- * Reverse cycle A/C in living room, 4th bedroom rumpus/home office and dining room
- * Ceiling fans in all bedrooms, living and dining rooms
- * Outdoor spa
- * 989m2 battleaxe block facing reserve

Holiday let appraisal:

Peak Season: \$3,290/wk

High Season: \$2,730/wk

Mid Season: \$2,240/wk

Low Season: \$1,820/wk

Permanent Rental Appraisal: \$580-\$610/wk

Council rates: \$2,738/yr

Located in a desirable neighbourhood, this property is close to schools, shops, and public transport. This property is a fantastic opportunity for families looking for their dream home. Only 5mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and 3.5hrs to Sydney makes this the perfect 'Tree and Sea Change'.

Don't miss out on the chance to make this property yours. Contact me today to arrange a viewing and start envisioning your future in this beautiful home.



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More About this Property

Property ID	1230F8F
Property Type	House
House Size	119 m ²
Land Area	989 m ²
Including	Air Conditioning Spa Deck Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Caravan & boat parking

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



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Approximate floor area
297 square metres
Including garage, and
outdoor entertaining

