



61 Grantham Road, Batehaven

## A CUT ABOVE THE REST

For the discerning buyer who knows quality and features, this large single level 5-bedroom home offers plenty. Located in a great area with local shops and beaches all close by and the main CBD of Batemans only around a 6-minute drive away.

From the moment you pull up to the property you will notice it's a home with presence. There's an 8m wide easy access driveway up to the 3 garages plus a separate 7m x 3m parking bay. As you enter the home the quality becomes apparent from tastefully done marble floors, complimented by real timber boards, with high ceilings adding to the sense of space. The master suite is at the front with marble full height tiling in the ensuite plus WIR and offers good separation from the other 4 bedrooms. There are 4 main living areas which are connected but semi-separated offering areas for all to enjoy. The other 4 bedrooms all with built-in robes are serviced by a family bathroom, also featuring full height marble walls with a separate powder room. The family/kitchen area opens onto a large covered entertaining deck perfect for large gatherings. This then leads to an open deck with hot tub overlooking the well-maintained private backyard. The back garden area has a feeling of your own oasis with thought out plantings and a reflection gazebo to just sit and let your cares flow away. There is also a decent size garden shed aviary combo plus underfloor storage with concrete floor.

5 🚗 2 🚿 3 🚗

**FOR SALE**  
\$1,090,000 - \$1,150,000

### AGENTS

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### AGENCY

LJ Hooker Batemans Bay  
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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**

What more can I say? From generous garaging and parking, zoned and ducted air conditioning throughout plus a 6.6 kw solar system. A perfectly maintained, no expense spared home and grounds to be proud of. You deserve the best so don't hesitate to enquire.

Council Rates: \$2,919.32/yr

## MORE DETAILS

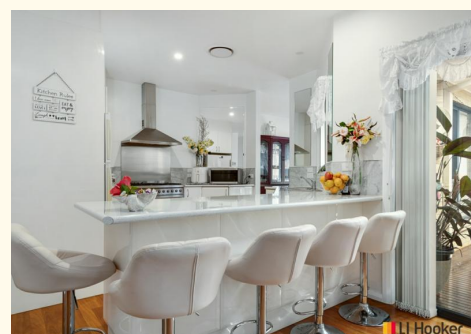
Property ID	12EHF8F
Property Type	House
Land Area	811 m2
Including	Air Conditioning Ducted Cooling Built-in-Robes Secure Parking Solar Hot Water

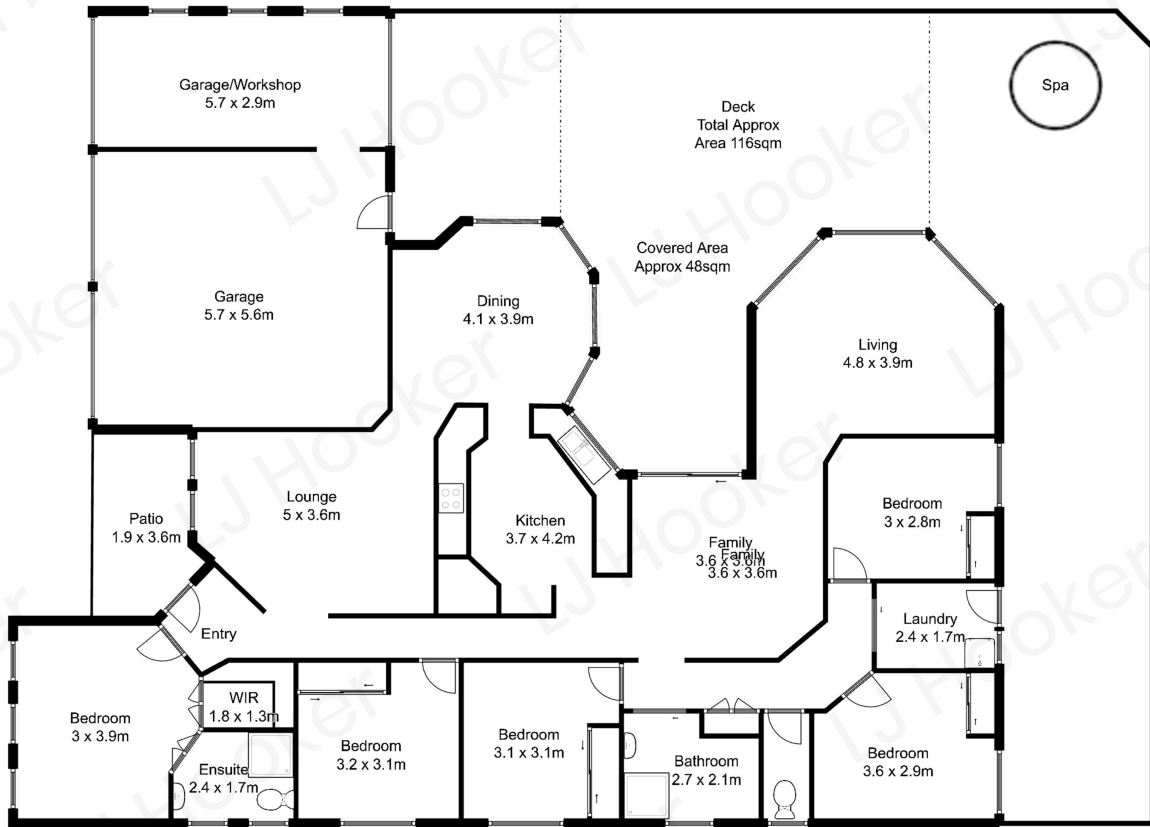
### Rob Routledge 0414 235 976

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All measurements are approximate and are intended as a guide only

