






2/109 Beach Road, Batehaven

"Exclusive Shareholder Opportunity: Beachfront Community Living with Caravan & Annexure Included"

Welcome to Taldumande - a hidden coastal gem that even many locals don't know exists. Set on the pristine shores of Corrigans Beach, this tightly held beachfront enclave was established in the 1970s by 13 families and friends who purchased the land as a private van park. Today, it remains a rare and treasured beachfront community, held under a freehold company title by the original shareholders and their successors.

Lot 2 presents a unique chance to join this exclusive community. Included is a long-standing caravan with a hard annexure offering generous space and charm. The annexure features a comfortable lounge, bunk room, and bathroom, while the van includes a functional kitchen, dining area, and a separate bedroom. While the van still serves its purpose, many shareholders have chosen to upgrade to modern cabins - a great option to fully enjoy this unbeatable location in comfort and style.

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FOR SALE
\$200,000-\$210,000

VIEW
By Appointment

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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**

Ownership is purely for private use as a casual site 180 days a year usage - no Airbnb or sub-letting allowed - ensuring a quiet, family friendly atmosphere for shareholders. Taldumande is north-facing, pet friendly (on approval by Directors) and secured by gated access. Residents also enjoy use of a communal amenities block with extra shower, toilet, a shared kitchen and storage. All this comes with an impressively low annual fee of just \$2,900 covering grounds maintenance by a sub-contractor who is on-site at the main cabin entry to the property.

Only 5mins walk to Batehaven shops, 6mins to Batemans Bay shopping and café precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney.
It's an affordable coastal escape without the high ongoing costs typically associated with holiday parks.

Fees: Only \$2,900/yr (reviewed at AGM)

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID 12JKF8F
Property Type House

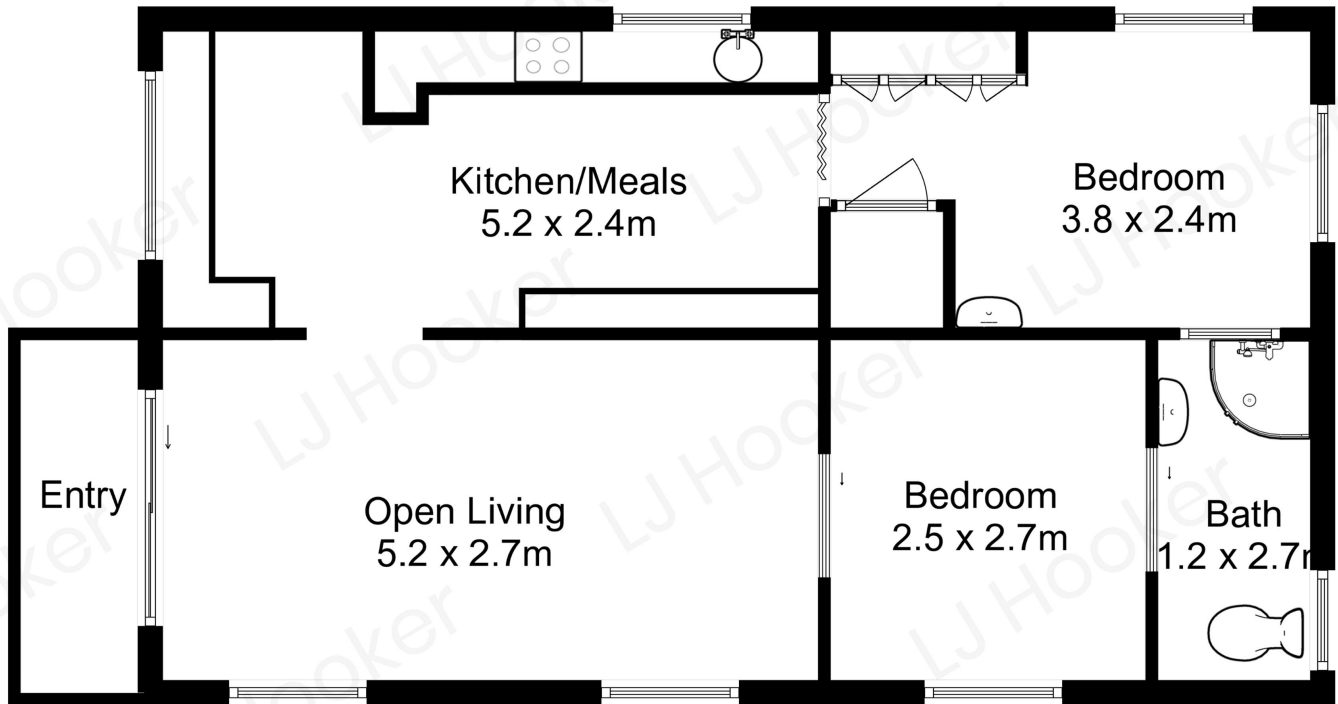
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Approximate Floor Area
53 square metres



All measurements are approximate and are intended as a guide only

