



109/202-208 Beach Road, Batehaven

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Resort-Style 2 bedroom Ground Floor Apartment - Just 200m to Corrigans Beach !

FOR SALE
\$319,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Batemans Bay
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Welcome to Corrigans Cove, a 4.5-star boutique resort perfectly positioned for the ultimate coastal getaway. This generous 103sqm, fully furnished, ground floor 2 bedroom apartment offers the ideal blend of relaxation, convenience, and income-earning potential. With Corrigans Beach only 200 metres away, and the resort's solar-heated pool, restaurant, cocktail bar and 24/7 reception at your fingertips, this is the perfect holiday home you can enjoy and profit from.

Located on the right hand side of the resort pool the unit captures lovely north-facing views from the undercover alfresco and feels light, bright and beautifully coastal.

Property Features:

- Fully furnished and ready to enjoy from day one
- Spacious ground floor layout ideal for families or those who prefer the convenience of no stairs with two spacious bedrooms both with BIR's
- Open-plan living and dining area with reverse cycle a/c
- Refurbished bathroom plus internal laundry for added convenience

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**

- Good-sized kitchen ideal for longer stays
- Allocated car space

Currently part of the Corrigans Cove management pool, owners can enjoy up to 90 days of hassle-free personal use per year (excl. peak holiday periods), with the property earning income the rest of the time from holiday bookings.

Prefer to self-manage and holiday let via Airbnb, bookings.com or outsource management? That's an option too.
(Please note: full-time living is not permitted under the strata by-laws),

- Unbeatable Location
- 200m to Corrigans Beach
- " 280m to the kids' playground, park & BBQ area
- " 350m to Batehaven shops (IGA, bakery, cafés, chemist & more)
- 3.3km to Batemans Bay town centre, marina & foreshore
- Approx. 2 hrs to Canberra and 3.5 hrs to Sydney

Whether you're looking for your own coastal escape, a high-demand holiday rental, or a mix of both-this is a standout opportunity in a blue-chip location.

Council Rates: \$2,779/yr.

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

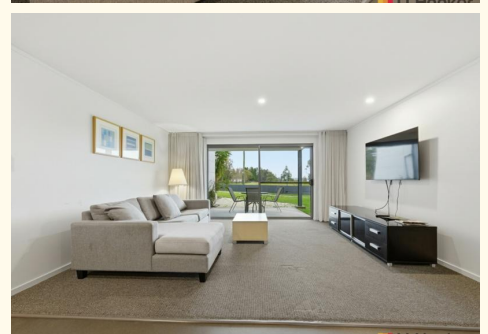
Property ID 12RNF8F
Property Type Unit

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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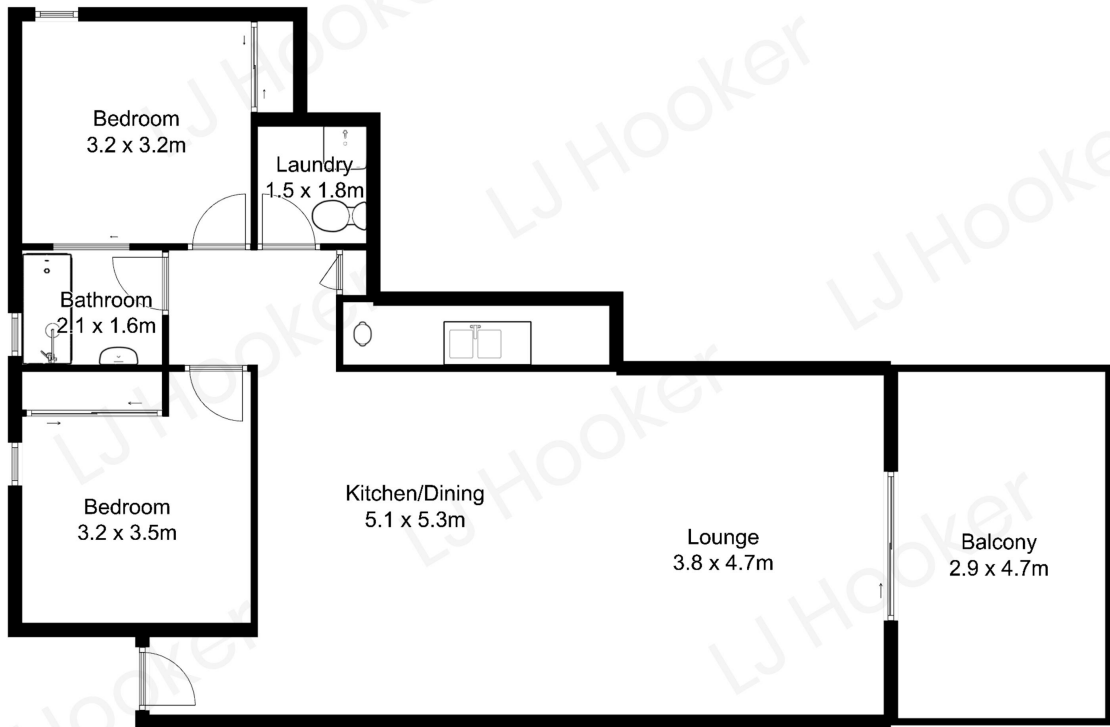
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Total Approximate Area
103 square metres



All measurements are approximate and are intended as a guide only

