



Batemans Bay, 26 Bavarde Avenue

Executive Lifestyle-Latitude Three Six

Batemans Bay is coming of age and the demand for new high-end property is increasing, especially centrally located homes where you can walk to the main features that coastal living at the Bay offers.

Located within around a kilometer radius of Latitude Three Six are the following attractions:

- * Boat Marina with JJ's well-known restaurant next to it.
- * Catalina Club with championship 27-hole golf club.
- * Soldiers Club on the edge of the CBD.
- * The main shopping area with a selection of restaurants and eateries.
- * Level designated waterfront walkway/cycle path that connects Batemans Bay to

Batehaven along Beach Road complete with sculptures bought from the annual Sculptures on the Bay.

There are two homes on offer being attached duplexes, one 319 sqm and the other 312 sqm, being only two they are offered on Torrens title. These are truly special properties with unhindered bay, ocean, and island views to complement the lifestyle you deserve.



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.

4

3

2

For Sale
\$1,695,000 each

View
By Appointment

Contact
Rob Routledge
0414 235 976
rroutledge.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

Featuring 4 bedrooms, the main bedroom includes a large walkthrough robe leading to an ensuite, open plan living with a chef's kitchen opening onto a covered entertaining balcony. Each property is serviced by 3 hi-spec bathrooms and to cover the new work-from-home workspace there is a large home office, an oversize double garage/workshop covers the car parking. Other features are ducted R/C air conditioning and a combination of high-end modern sustainable finishes.

The design team at Broome Properties has designed modern architectural residences with a particular focus on coastal architecture for the fae and external landscape, internally, interior designers have opted for open plan living with high-pitched ceilings and luxury finishes and fixtures of both modern quality, and sustainable materials. The floor plan has been meticulously designed to provide not only the feeling of optimum luxury and coastal appearances but for the facilities to work from the home office for the professionals looking for a sea change.

Make your move and lock in your new lifestyle estimated completion October 2025.

Price for each residence \$1,695,000.

Council Rates \$3,009.72 pa

More About this Property

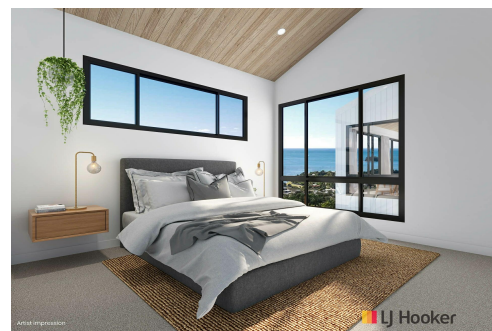
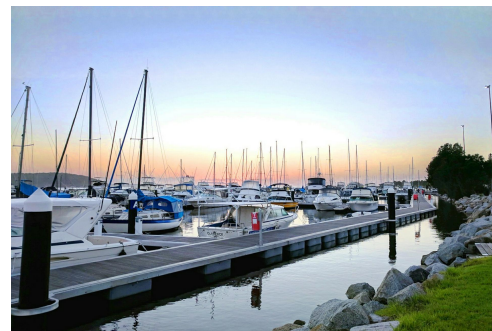
Property ID	11USF8F
Property Type	DuplexSemi-detached
Land Area	633 m2

Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
rroutledge.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



All measurements are approximate and are intended as a guide only



reproduced with permission