

114 Beach Road, Batemans Bay

## Marina Precinct Development Site.....Blue-Chip Beach Road Position Batemans Bay !!




An exceptional opportunity awaits at 114 Beach Road - a premium R3 Medium Density Residential zoned property offering endless potential for development (STCA). Whether you're considering multi-unit dwellings, dual occupancy, mixed business and residential, childcare facilities, or more, this site ticks all the boxes. With a current building height limit of 15m - and precedent for approved variations up to 22m along Beach Road (STCA)- the possibilities here are truly exciting.

### Key Location Highlights:

- Only 215m to the Batemans Bay Marina and JJ's at The Marina Waterfront Restaurant.
- Just 370m to Club Catalina's renowned 29-hole championship golf course - imagine the golf course and water views from your future development!
- A scenic 1.3km flat walk along the foreshore into Batemans Bay's vibrant town centre.

### The Property:

Set on a generous 585m<sup>2</sup> block with excellent side access, the existing large home is ideal for those wanting immediate use or

6  2  4 

### FOR SALE

\$949,000

### VIEW

Sat 30th May @ 12:00PM - 12:30PM

### AGENTS

Karen Van Der Stelt

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

### AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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**

holding income while planning future development.

Features include:

- 3 bedrooms, kitchen, and open-plan rumpus room on the ground floor - perfect for operating a business from home with ample off-street customer parking and prime Beach Road exposure.
- Upstairs offers another 3 bedrooms, bathroom, a modern kitchen, recently stained hardwood floors, and a spacious A/C living area that opens through sliding glass doors to the front verandah (with separate entry).

There's plenty of room for all the toys - wide side access for a boat, caravan or extra cars, tandem carport, and a double garage at the rear (ideal for jet skis, trailers or storage).

Holiday let appraisal:

Peak Season - \$2,275/wk

High Season - \$1,890/wk

Mid Season - \$1,400/wk

Low Season - \$1,260/wk

Permanent rental appraisal : \$700-\$750/wk

Only 2hrs to Canberra and 3.5hrs to Sydney so whether you're looking to develop now, secure a set-and-forget investment in a high-demand area, or enjoy as a holiday base just steps from the water - this is a rare offering in one of Batemans Bay's most tightly held coastal corridors.

Call for an inspection at your earliest convenience !

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

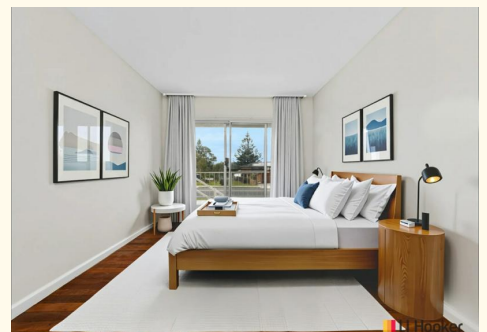
Property ID	12M5F8F
Property Type	House
Land Area	582 m2

**Karen Van Der Stelt 0413 221 504**

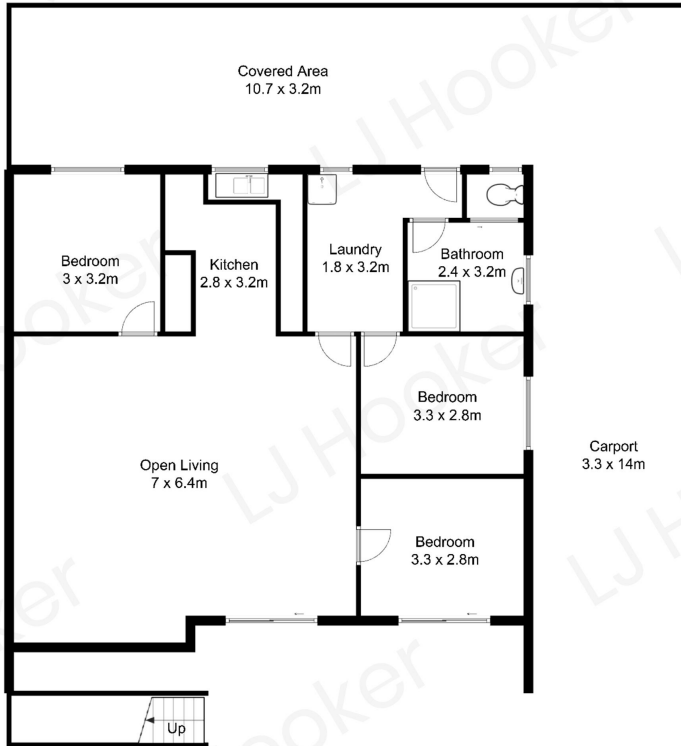
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
kvanderstelt.batemansbay@ljhooker.com.au

**LJ Hooker Batemans Bay (02) 4472 6455**

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Approximate Floor Area  
 222 square metres  
 Property includes  
 Carport 5.5 x 7.3m



Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

