







19 Pacific Street, Batemans Bay

OCEAN VIEWS IN A HANDY LOCATION

Built in the 1950s and still standing strong, this solid home has plenty of character and is certainly not your typical old-style holiday house.

With a tiled roof, cypress pine weatherboards and solid cypress pine floorboards hiding under the carpet, there is plenty here for someone who appreciates the charm of an older home and wants to bring some of those original features back to life.

On the main level, there are three bedrooms, all with built-in robes, along with the family bathroom and the open kitchen, dining and living area. This space flows out to a covered entertaining balcony where you can take in good ocean and bay views and enjoy the cooling south-easterly breeze on a summer's day.

To the right of the main living area is a separate family/lounge room, complete with wide period cornices, giving you that bit of extra space and separation that is always handy.

Under the home is a rumpus room that could easily double as extra accommodation when family or friends come to stay. There is also a second bathroom in the laundry alongside it, and even from this level

3 2 1

FOR SALE
$780,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
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there is still a decent view of the ocean.

The separate garage/workshop is accessed via the side of the home, and there is also a good-sized shed in the bottom left corner of the property. The yard is fully enclosed with Colorbond fencing, and the mature plantings are easy-care.

Another big plus is the R3 Medium Density zoning, giving the property good future potential in this developing part of Batemans Bay.

Pacific Street is also a very handy location, close to the CBD, the main clubs, regional boat ramp, marina and hospital. Canberra is around a two-hour drive away, with southern Sydney around four hours by car.

If you are looking for a solid home with ocean views, plenty of character and some future upside as well, this one is well worth a look.

Council Rates: $3,399.08/year
UCV on the land: $495,000

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.

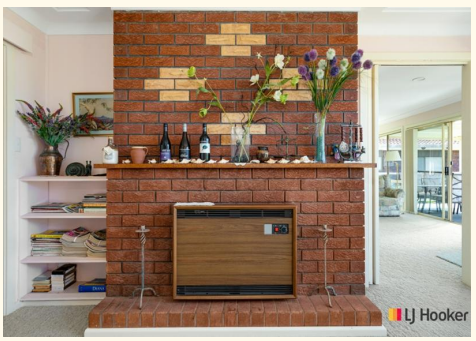
MORE DETAILS

Property ID	12AFF8F
Property Type	House
Land Area	575 m2
Including	Air Conditioning
	Balcony
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Fully Fenced











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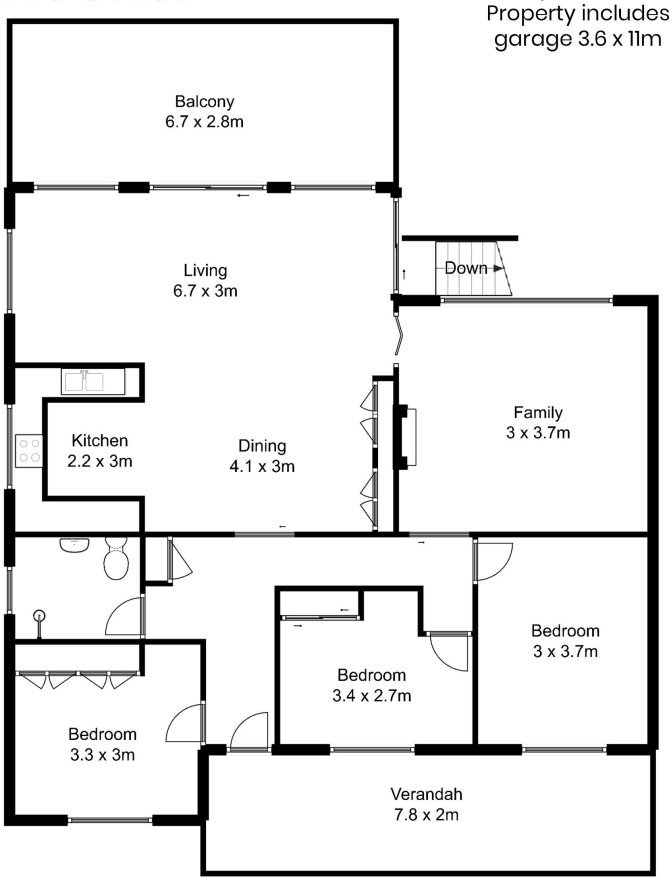
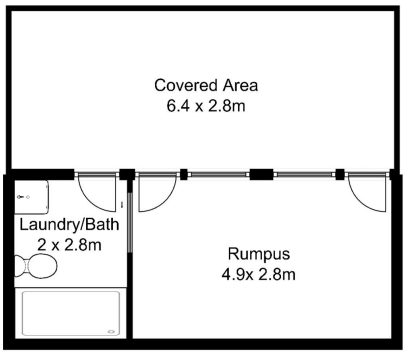
Approximate floor area
190 square metres
Property includes
garage 3.6 x 11m





All measurements are approximate and are intended as a guide only

SOUTH coast pix

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