



19 Pacific Street, Batemans Bay

## PRIME LOCATION WITH OCEAN VIEWS

This solid home was built in the 1950's and has stood the test of time.

This property is not the normal knock it up old-style holiday home. With tiled roof, cypress pine weatherboards and solid cypress pine floorboards hiding under the carpet just waiting for someone to release their hidden beauty. It is well designed and extrudes that old world charm. All on one level there are three bedrooms, all with built-in robes.

The family bathroom, the open kitchen, dining and the living area flows out to a covered entertaining balcony, all with good ocean and bay views perfectly positioned to get the cooling S/E breeze on a summer's day.

To the right of the main living area is a separate family/lounge area complete with wide period cornices. Under the home is a rumpus that could double as extra accommodation when extra guests arrive, complete with a second bathroom in the laundry right next to it. This also has a water view.

The separate garage/workshop is accessed by the side of the home, plus there is a good-sized shed in the bottom left corner of the

3 2 1

**FOR SALE**  
\$990,000

**VIEW**  
By Appointment

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

property. The yard is all fully enclosed with colorbond fencing and the mature plantings are easy-care.

As a bonus the area is zoned R3 medium density building so good future potential is assured.

Pacific Road is located close to the CBD with the main clubs, regional boat ramp, marina and hospital all close by, Canberra is around a two-hour drive and Southern Sydney around four hours by car.

Council Rates: \$3,127.81/year

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

### Rob Routledge 0414 235 976

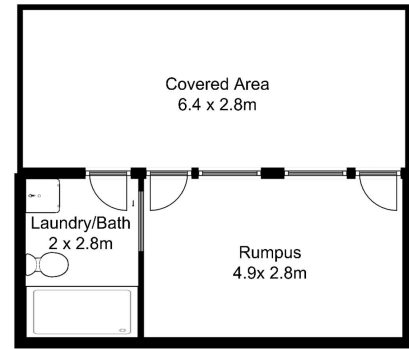
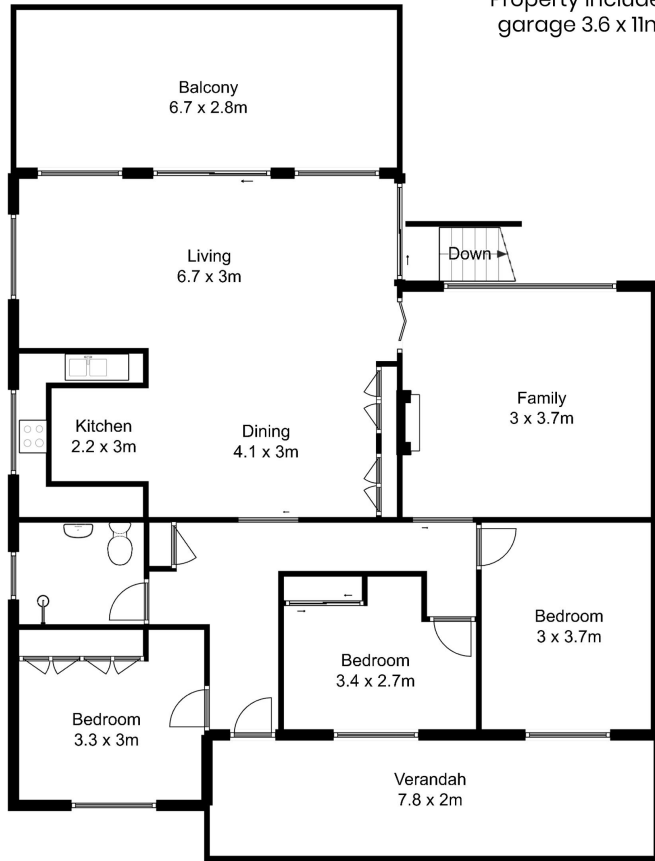
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Approximate floor area  
190 square metres  
Property includes  
garage 3.6 x 11m



All measurements are approximate and are intended as a guide only