



## Batemans Bay, 2 Heradale Parade

Zoned R3 - Development Potential !

This charming two-bedroom home, set on a flat 588m<sup>2</sup> development block zoned R3 (medium density residential), offers a unique blend of comfort, practicality, and future potential. Perfectly positioned in a sought-after location, the property features:

- Two Bedrooms: Well-sized and versatile, providing ample space for a small family, couples, or holiday retreat.
- Sleep Out: An additional flexible space adding value and functionality.
- Kitchen: Fully functional
- Living Room: Light and open with reverse cycle A/C
- Bathroom and Separate Laundry
- Separate Shed/Garage: A stand-alone structure ideal for secure vehicle storage, a workshop, or additional storage needs.

The block itself is flat and highly usable, making it ideal for future redevelopment (STCA), whether you're considering townhouses, villas, or units under the R3 zoning regulations.

Location highlights:



**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.

**SOLD**



**For Sale**

\$590,000-\$610,000

**View**

[ljhooker.com.au/12DMF8F](http://ljhooker.com.au/12DMF8F)

**Contact**

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

- 230m to the foreshore: Enjoy tranquil coastal walks, water views, and recreational activities.
- 500m to the Marina: Perfect for boating enthusiasts and relaxation.
- 660m to Soldiers Club: A local hub for dining, entertainment, and social events.
- 850m to Batemans Bay Central Shopping Precinct: Easy access to shops, cafes, and essential services.
- 1km to Catalina Country Club: Featuring a 27-hole Championship golf course, ideal for avid golfers or weekend leisure.

Current tenants paying \$375/wk on a month to month lease who would love to stay.

Rental appraisal: \$390-\$420/wk

Council rates: \$2,984/yr

This property combines the charm of an existing home with significant development potential in a prime location close to Batemans Bay's key amenities. Whether you're looking to move in, rent out, or redevelop, this is a fantastic opportunity to secure a versatile property in a thriving coastal community only 2hrs to Canberra and 3.5hrs to Sydney.

## More About this Property

<b>Property ID</b>	12DMF8F
<b>Property Type</b>	House
<b>Land Area</b>	588 m2

### Karen Van Der Stelt 0413 221 504

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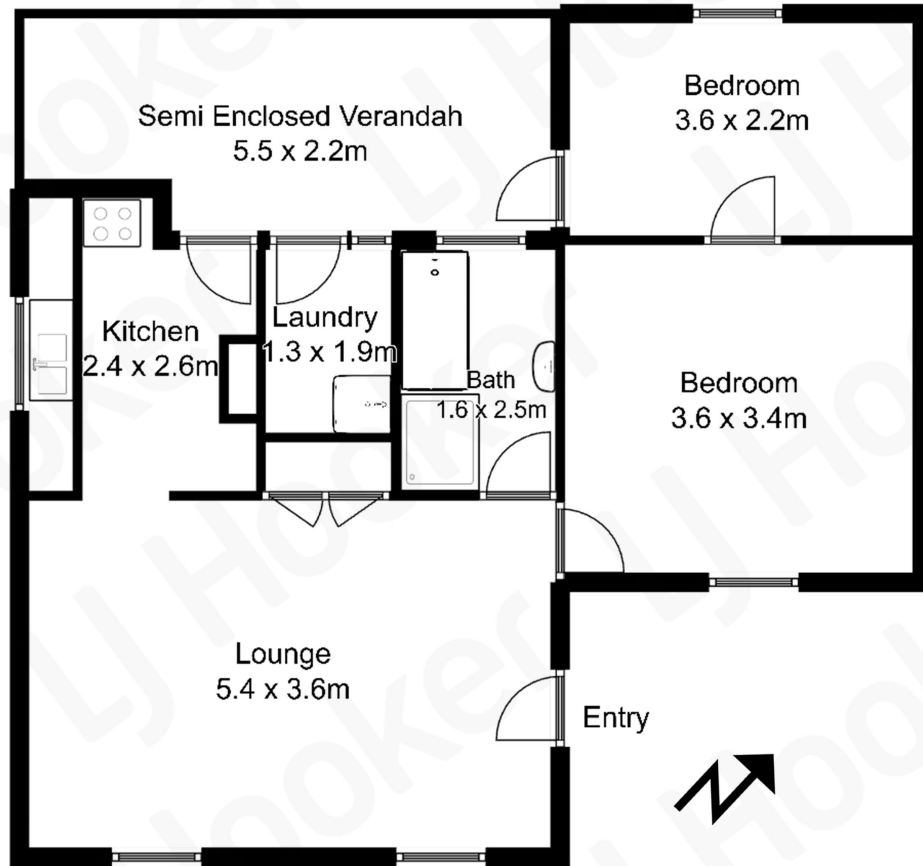
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All measurements are approximate and are intended as a guide only