



20 Herarde Street, Batemans Bay

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R3 Zoned Development Opportunity in a Prime Coastal Location !

Positioned in one of the most sought-after pockets of Batemans Bay, this 626sqm flat R3-zoned site presents an exceptional opportunity for developers, investors, or those looking to secure a blue-chip holding for the future. Or bring your paintbrush and renovation skills and update the current home to add value to what's currently there.

FOR SALE
\$695,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

Perfectly located within easy walking distance to key lifestyle attractions:

- 230m to the foreshore
- 400m to the marina
- 800m to Batemans Bay shopping & cafe precinct
- 890m to the renowned Catalina Club with its 27-hole championship golf course and waterfront dining

Existing Dwelling-

The property currently features a residence offering:

- Two bedrooms with built-in robes
- Kitchen and living room

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.



- Main bathroom and laundry
- Full-length veranda
- Internal access to a studio flat complete with kitchenette, third bedroom and ensuite - ideal for extended family or additional income
NB: This property is being rented as a whole house)
- 3.5m x 3.5m shed
- Level 626sqm block

Currently tenanted on a periodic lease at \$590 per week, with a tenant who would love to stay - providing immediate rental return while future plans are considered.

Zoning & Development Potential (STCA) -

Zoned R3 - Medium Density Residential, allowing for a variety of potential developments (Subject to Council Approval), including:

- Multi-dwelling housing (Townhouses / terraces)
- Residential flat buildings (Apartments)
- Semi-detached or attached dwellings
- Dual occupancies
- Boarding houses or hostels
- Seniors housing
- Secondary dwellings (Granny flats)

Located approximately 2 hours to Canberra and 3.5 hours to Sydney, opportunities like this in such a central coastal position are becoming increasingly rare. Secure now, develop when ready, or landbank for the future.

Council Rates: \$3,074/yr

Call to arrange an inspection (Minimum 48 hours' notice required due to tenancy).

NB: Photos depict images taken before the current tenant moved in

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	12TSF8F
Property Type	House
Land Area	626 m2

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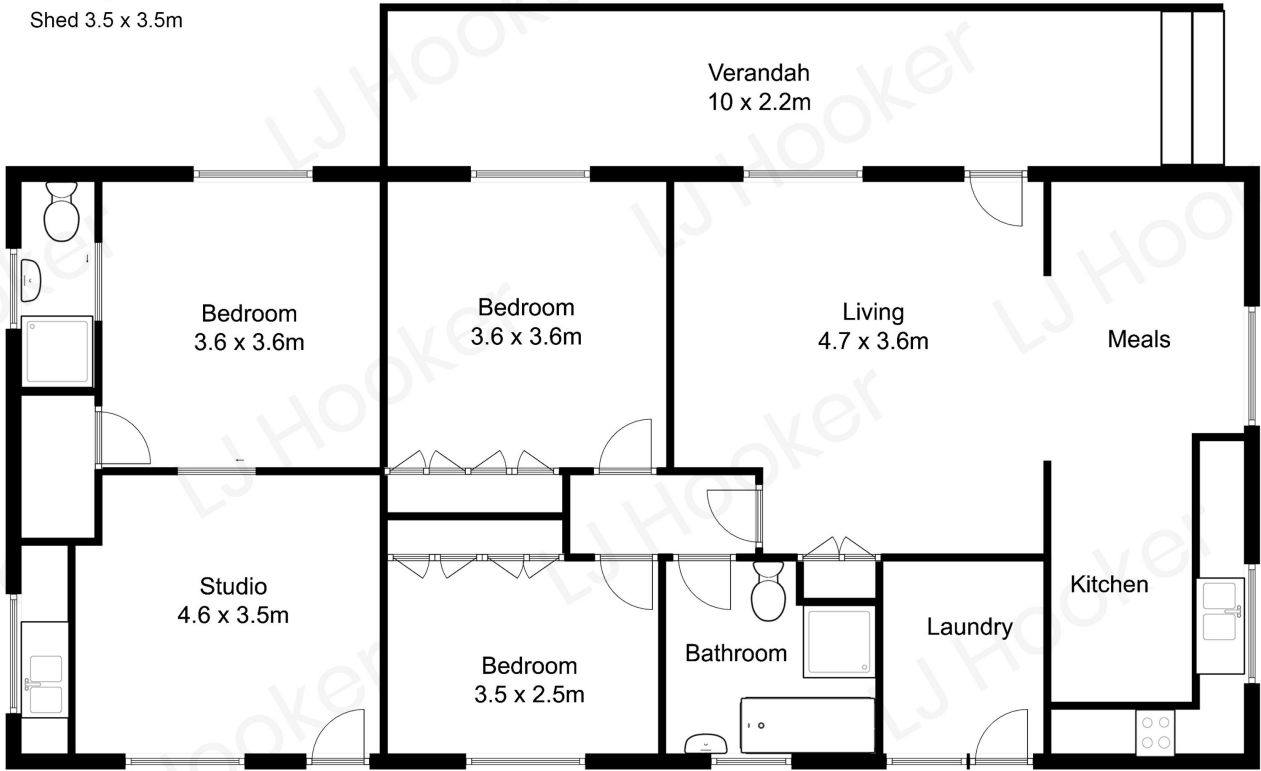
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Total Approximate Area
142 square metres
+
Shed 3.5 x 3.5m



All measurements are approximate and are intended as a guide only

