



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.

Perfectly located within easy walking distance to key lifestyle attractions:

- 230m to the foreshore
- 400m to the marina
- 800m to Batemans Bay shopping & caf#xE9; precinct
- 890m to the renowned Catalina Club with its 27-hole championship golf course and waterfront dining

Existing Dwelling-

The property currently features a well-maintained residence offering:

- Two bedrooms with built-in robes
- Kitchen and light-filled living room
- Main bathroom and laundry

**FOR SALE**  
\$695,000

**VIEW**  
By Appointment

### AGENTS

Karen Van Der Stelt  
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### 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.

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- Full-length veranda
- Internal access to a studio flat complete with kitchenette, third bedroom and ensuite - ideal for extended family or additional income
- 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).

#### MORE DETAILS

Property ID	12TSF8F
Property Type	House
Land Area	626 m2

#### Karen Van Der Stelt 0413 221 504

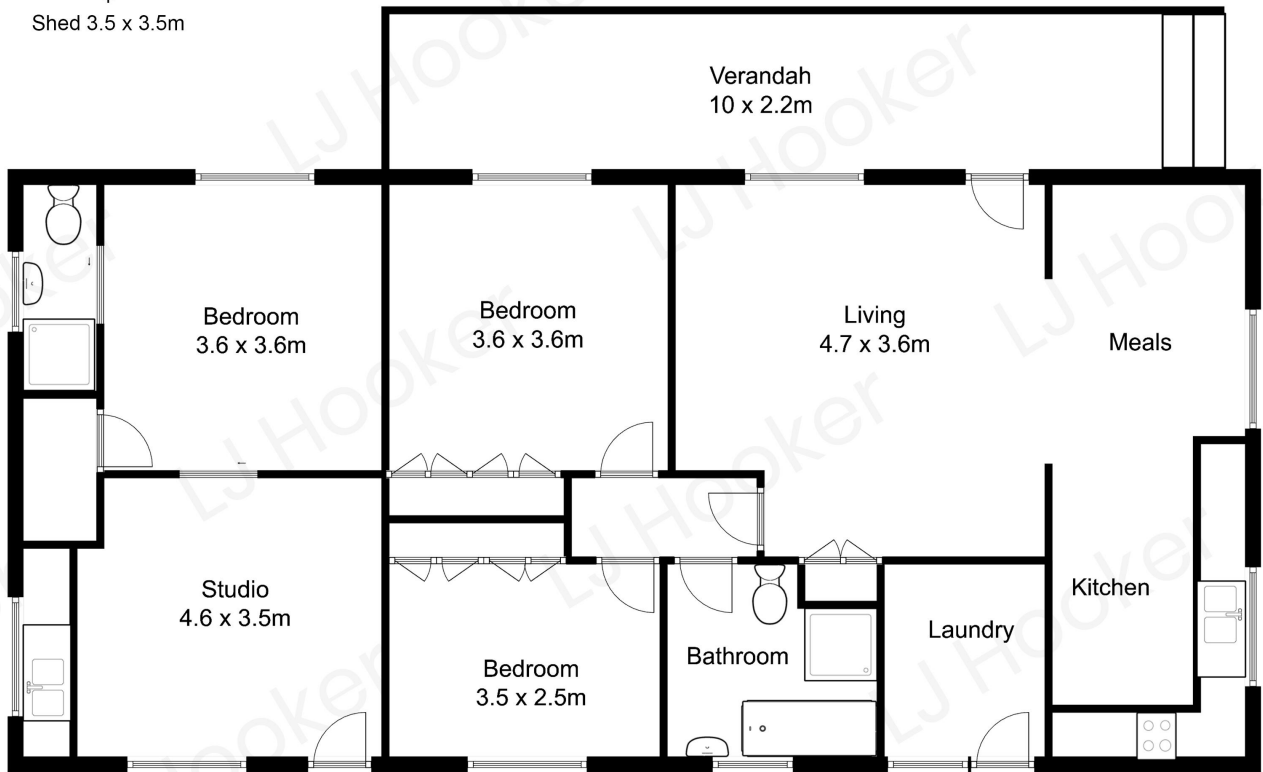
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | kvanderstelt.batemansbay@ljhooker.com.au

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

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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

