



Batemans Bay, 5 Heradale Parade

Like having 3 homes in 1....and only 390m to the Foreshore !

Welcome to your dream home! In the heart of Batemans Bay, this extraordinary 8-bedroom, 4-bathroom residence is a rare gem that combines location, convenience and future income potential with a warm and inviting atmosphere. A generous land area of 701m², this property is perfect for families or those seeking a tranquil escape near the water in a central location close to everything.

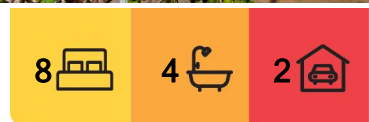
A 770m flat walk to the Bay Soldiers Club and under a 1kms to Batemans Bay CBD and only 900m to the Catalina Country Club/golf course.

First floor upstairs:

- * 4 bedrooms all generous size and built in robes
- * Bathroom and ensuite
- * Spacious open plan living room with separate dining room



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.



For Sale
\$1,050,000

View
ljhooker.com.au/12A3F8F

Contact
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LJ Hooker Batemans Bay
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- * Front undercover pergola
- * Kitchen
- * Fire place
- * Vacant (some furniture could be made available in the sale)
- * Double garage
- * Bore for garden
- * 701m2 block
- * Zoned R3

Downstairs: 2 x units (one council approved) each has:

- * Kitchen
- * Dining/living room
- * Laundry
- * 2 bedrooms
- * One currently vacant and the other with a lovely long term tenant who has been there over 15yrs (on 12mth lease)

Permanent rental appraisal:

4+2+2 Upstairs - \$495-\$525/wk

2+1+1 Downstairs \$365-\$395/wk

Council rates: \$2,998.40/yr

(Holiday let appraisal, contract and council file available on request)

This older two-story brick home exudes timeless elegance. As you enter, you're greeted by a spacious foyer to the left, a spacious living room with good natural light. The adjacent dining room, is perfect for hosting family gatherings.

The kitchen, while not updated retains vintage charm with its retro tile and classic cabinetry as do the bathrooms but the sheer size and excellent condition of the home is second to none.

Outside, the well-maintained yard offers a mix of lush greenery and blooming flowers, along with a charming vegetable garden and shed. This home, with its blend of historical charm and modern comforts, is a true gem waiting for the right owner to appreciate its beauty and character. Live in, rent out or use as a holiday home where all the families can have their own individual space.

Only 2hrs to Canberra and 3.5hr hours to Sydney makes this the perfect investment opportunity.....Properties like this are 'Rare as hen's teeth' so be very quick for this one ! Call for an inspection at your earliest convenience.



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More About this Property

Property ID	12A3F8F
Property Type	House
Land Area	701 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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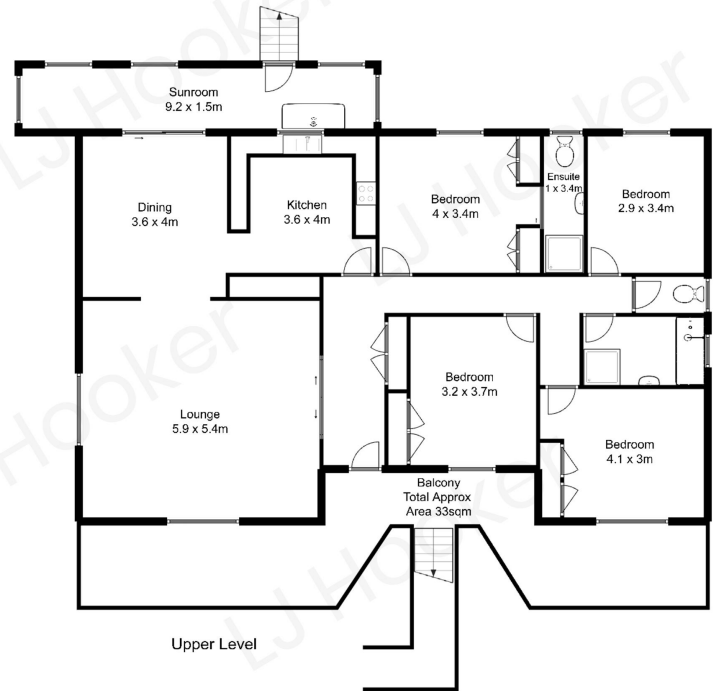
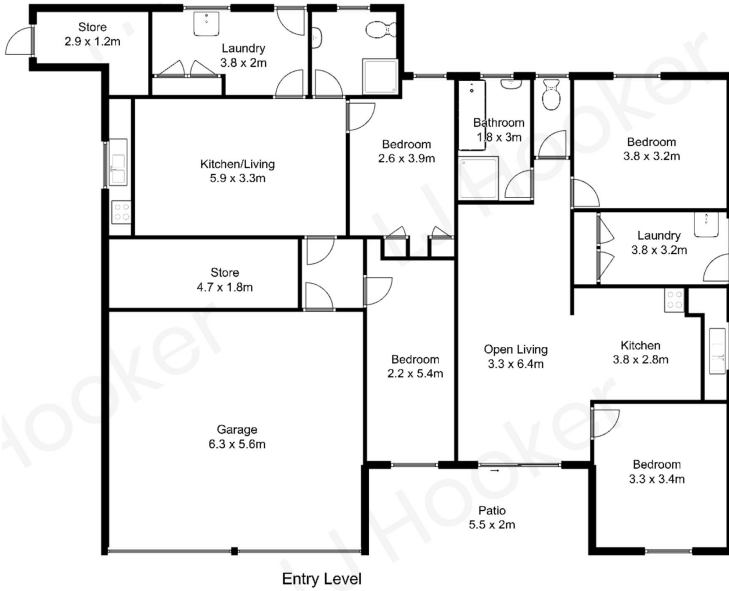
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All measurements are approximate and are intended as a guide only

