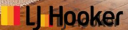




This image does not depict the current tenants furniture



Batemans Bay, 56 Bavarde Avenue

Development potential Zoned R3.....721m2 block

Welcome to 56 Bavarde Avenue, Batemans Bay! This charming 3 bedroom, 1 bathroom house is the perfect place to call home. With a carport space for your convenience, this property offers comfort and functionality. Currently rented at \$495/wk....Are you looking into potential future development (STCA) ? This property is zoned R3 - Medium Density Residential.

Situated on a generous 721m2 land area, this house boasts a range of features that will surely impress. Step inside and be greeted by the inviting living room, where you can relax and unwind after a long day. The interior design is tastefully done, creating a warm and cozy atmosphere.

The property also features air conditioning and a dishwasher, providing modern conveniences for your comfort. The rear deck offers a great space to enjoy your morning coffee, while the fully fenced yard ensures privacy and security.

3	1	1
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For Sale
\$575,000

View
ljhooker.com.au/11YYF8F

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au



LJ Hooker Batemans Bay
(02) 4472 6455

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.

Conveniently located only 1.4kms to Batemans Bay shopping and cafe precinct, marina and foreshore this property is perfect for the astute investor. 2hrs to Canberra and around 3.5hrs to Sydney make this the perfect opportunity.

Council Rates: \$2,948/yr

More About this Property

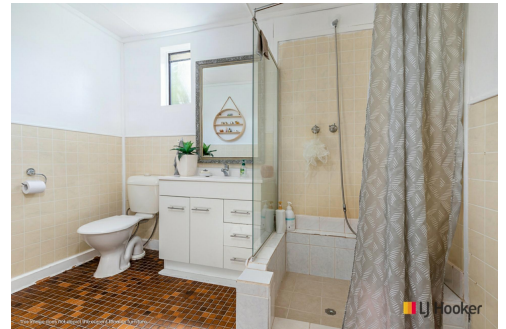
Property ID	11YYF8F
Property Type	House
Land Area	721 m2
Including	Air Conditioning Balcony Dishwasher Fully Fenced

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

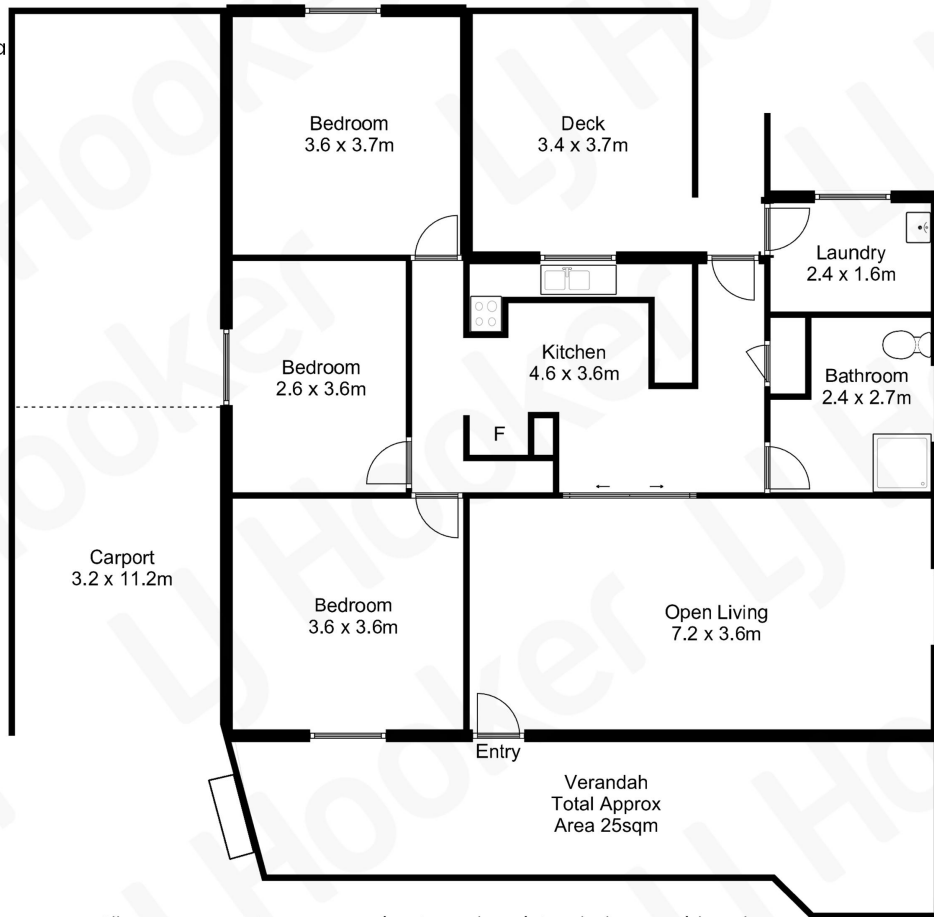
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
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Approximate floor area
142 square metres
excluding carport



All measurements are approximate and are intended as a guide only