






7 South Street, Batemans Bay

Home on Substantial 1,193m² block - Zoned R3 with Multiple Sheds

This superbly spacious 4-bedroom, 2-bathroom home presents a rare and flexible opportunity. Ideal for residential living, commercial use, dual living or future multi-unit development (STCA), this property also offers the potential to conveniently run a business from home.

The block boasts excellent access, a wide turning circle and abundant parking, easily accommodating multiple vehicles, caravans, boats, trucks or equipment. Secure storage is well covered with a large powered garage/workshop approximately 9m x 5.8m with 3.4m clearance, plus a second substantial garage approx. 7.3m x 4.2m. The expansive grassed yard provides plenty of space for children and pets to enjoy.

Inside, the home is impressively spacious and well appointed. A large open-plan living area features reverse-cycle air conditioning, while the fully renovated kitchen is a standout, offering quality appliances, dishwasher, gas cooktop, electric oven, generous bench space, a walk-in pantry and a separate dining area. Some ceiling fans throughout assist with year-round comfort.

4  2  3 

FOR SALE
\$979,000

AGENTS

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

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.

 **LJ Hooker**

Accommodation includes four generously sized bedrooms, all with built-in robes. The master bedroom enjoys a private ensuite, while the remaining bedrooms are serviced by the main bathroom. Step outside to the very expansive undercover alfresco area, perfect for entertaining family and friends, capturing summer breezes and keeping an eye on the kids and pets as they play safely in the yard. This property truly ticks all the boxes for space, flexibility and lifestyle.

Currently tenanted at \$650 per week until 16 April, 2026, with tenants keen to remain, making this an excellent investment opportunity with immediate income.

Inspection Notice:

Minimum 48 hours' notice required for all inspections.

Convenient Location:

- 500m to Batemans Bay Hospital
- 820m to Batemans Bay foreshore
- 1km to Batemans Bay CBD

Only 2 hours to Canberra and approximately 3.5 hours to Sydney, this is a strategic investment for now with exciting future potential. Large R3-zoned parcels of this size with an income-producing dwelling and substantial sheds are becoming increasingly rare.

Whether you're an investor, developer or a buyer seeking a comfortable home with room for all your vehicles, boats and toys - this is an opportunity not to be missed.

Council Rates: \$3,336 per annum

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	12RWF8F
Property Type	House
Land Area	1193 m2

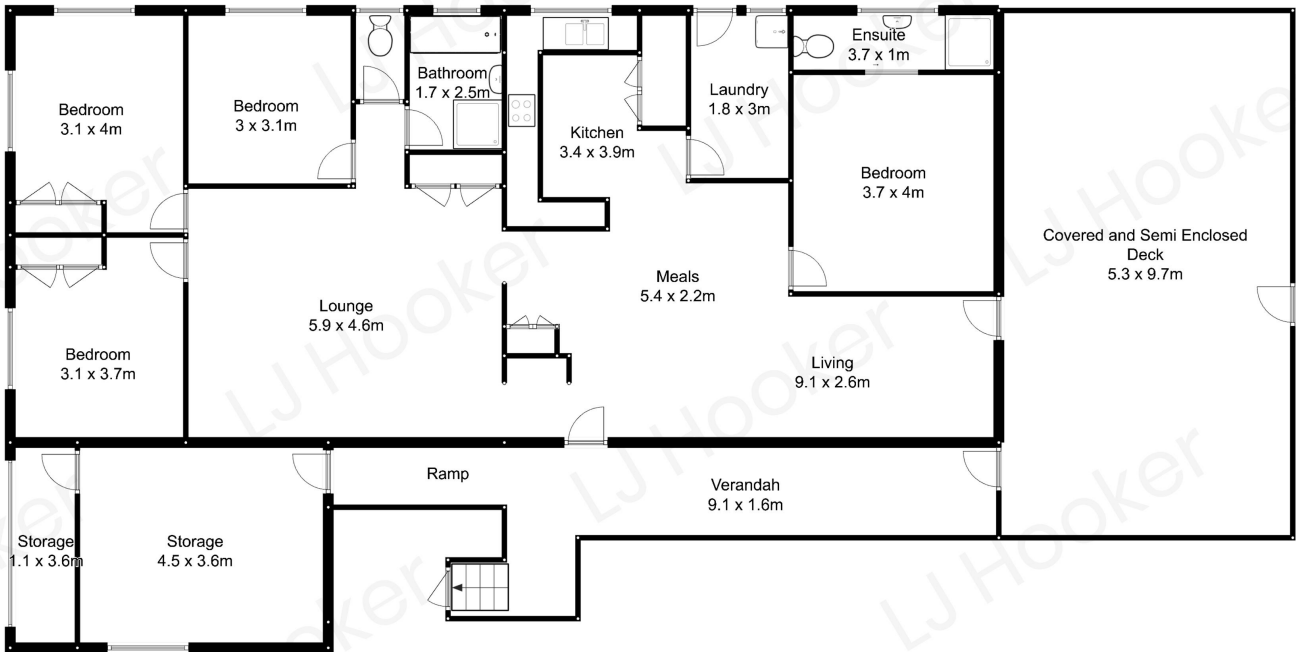
Karen Van Der Stelt 0413 221 504

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

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au





All measurements are approximate and are intended as a guide only