



9 Heradale Parade, Batemans Bay

3 2 2

Prime Central Location - R3 Zoned Investment with Secure Rental Income walk to the Foreshore !

FOR SALE
\$775,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
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Set in the heart of Batemans Bay, this property presents an outstanding investment opportunity with strong rental returns and future development potential.

Positioned just 350m to the foreshore, 540m to JJ's waterfront restaurant and marina, 1km to the town centre, and 1km to Catalina Country Club's 27-hole Championship Golf Course, the location speaks for itself. Perfect for future retirees seeking a central coastal lifestyle with the option to move in later or families and first home buyers..... This home has plenty of appeal !

Key highlights:

- Currently leased until August 2026 at \$565/week, providing immediate income security.
- " Flat 612m² block zoned R3 - Multi-Unit Dwelling, offering excellent potential for redevelopment (STCA).

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

- Light filled coastal house on a flat/level block, quiet street off the main road and close to town, golf club, restaurants and water.
- Solid single-level brick home with open-plan living reverse cycle A/C and glass sliding door onto the alfresco entry.
- Three bedrooms (master with ensuite) two bedrooms opening onto a sunroom.
- Spacious Kitchen and dining area.
- Renovated main bathroom.
- Modern flooring throughout.
- 6.64kW solar system and two internal skylights for energy efficiency.
- Low maintenance living.
- Single lock-up garage with internal access plus carport, and a large rear shed for storage or hobbies.

The property's central position, solid rental yield, and sought-after R3 zoning combine to make this an ideal choice for astute investors looking to expand their portfolio, landbank for the future, or explore development options.

All this just 2 hours from Canberra and approximately 3.5 hours from Sydney - a prime coastal growth corridor.

Council rates: \$3,111/yr

MORE DETAILS

Property ID	12N8F8F
Property Type	House
Land Area	612 m2
Including	Toilets (1)

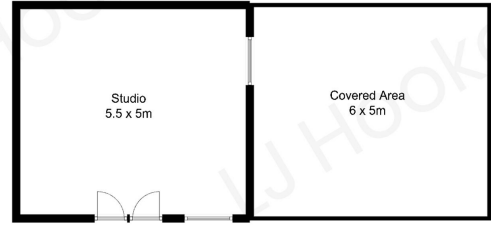
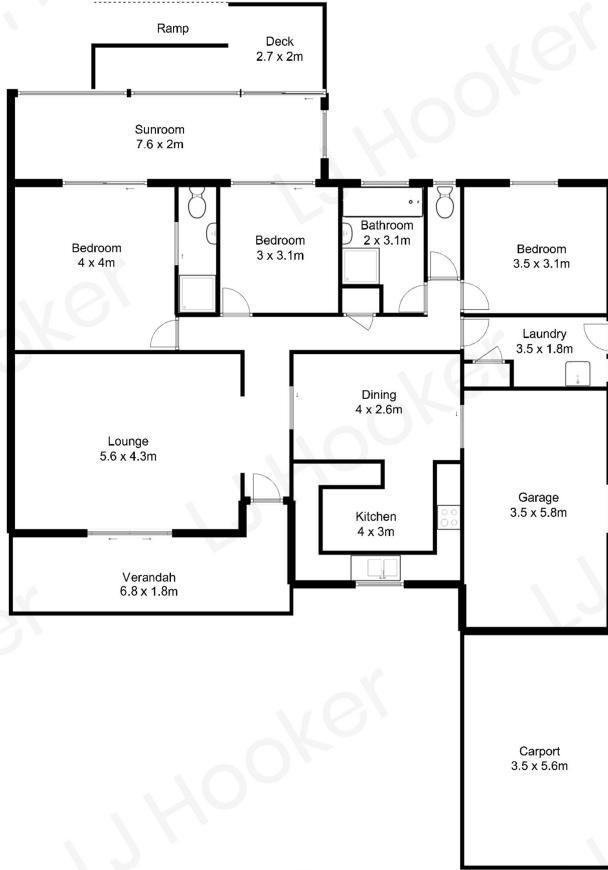
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All measurements are approximate and are intended as a guide only