








314/1A Herarde Street, Batemans Bay

# PUT YOUR FEET UP AND ENJOY THE VIEW

Upmarket apartment living in a fantastic central location, with just about everything Batemans Bay has to offer within easy walking distance. From the well-regarded 27-hole Catalina Golf Club along Beach Road to the marina and JJ's restaurant across the road, then a stroll past the Soldiers Club to the Bay's CBD, it's all only minutes away.

The OHANA building is perfectly positioned, offering modern, stylish design with attention to detail throughout. As an added bonus, the top floor features a pool and chill-out area for owners and guests, complete with views to die for. What a spot to relax and take in the coastal lifestyle!

Located on the northern side of the building, this generous third-level apartment enjoys beautiful bay and ocean views. Offering three bedrooms and two bathrooms, all on one level, it's a setup that offers both comfort and convenience. Whether you are looking for a holiday home with the potential to earn a return when you're not using it, or a permanent residence where you can simply lock up and leave, this one ticks plenty of boxes. Minimal upkeep, modern comforts and still plenty of space to breathe.

3 2 2

**FOR SALE**
$1,150,000

**VIEW**
By Appointment

**AGENTS**
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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

Access is easy, with a lift from the secure basement parking area, where you have two designated car spaces and a lock-up storage room. Simply scan your owner's tag and ride straight to your level, making everyday living that bit more convenient, particularly for those looking to avoid stairs.

The apartment itself is a lesson in modern design, with double glazing and individual R/C air conditioning in each bedroom to keep you comfortable all year round. The generous open-plan living area flows directly onto the covered terrace, creating a great space for indoor-outdoor entertaining or simply sitting back and enjoying those beautiful water views.

The designer kitchen is well equipped with stone benchtops, generous storage and a large fridge space, while a designated dining area sits conveniently off the main living room. Everything has been thoughtfully laid out to make everyday living easy.

The main bedroom is a generous space in its own right, complete with ensuite and good storage, and also opens directly onto the terrace. Imagine waking up, stepping outside with your morning coffee and taking in that outlook - not a bad way to start the day!

Better still, the apartment is being offered fully furnished on a walk-in, walk-out basis, so there's nothing to do but move in and start enjoying it.

Opportunities to secure an as-new, move-in-ready apartment with three bedrooms, two bathrooms, two secure car spaces and generous lock-up storage are not easy to find, particularly in a location like this.

So, whether it's a holiday getaway, an investment or a permanent coastal home you're looking for, this one is well worth your consideration. Put your feet up, enjoy the view and leave the hard work behind. Give me a call to arrange your inspection and start enjoying your new coastal lifestyle!

Beds: 3
Baths: 2
Garaging: 2
Lock-up Storage
R/C Air Conditioning: 4 units
Fully Furnished - WIWO
Rooftop Pool & Entertaining Area

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## MORE DETAILS

| | |
|---|---|
| Property ID | 12NCF8F |
| Property Type | House |
| Including | Air Conditioning |
| | Intercom |
| | Pool |
| | Balcony |
| | Dishwasher |
| | Built-in-Robes |
| | Secure Parking |
| | Remote Garage |

**Rob Routledge 0414 235 976**
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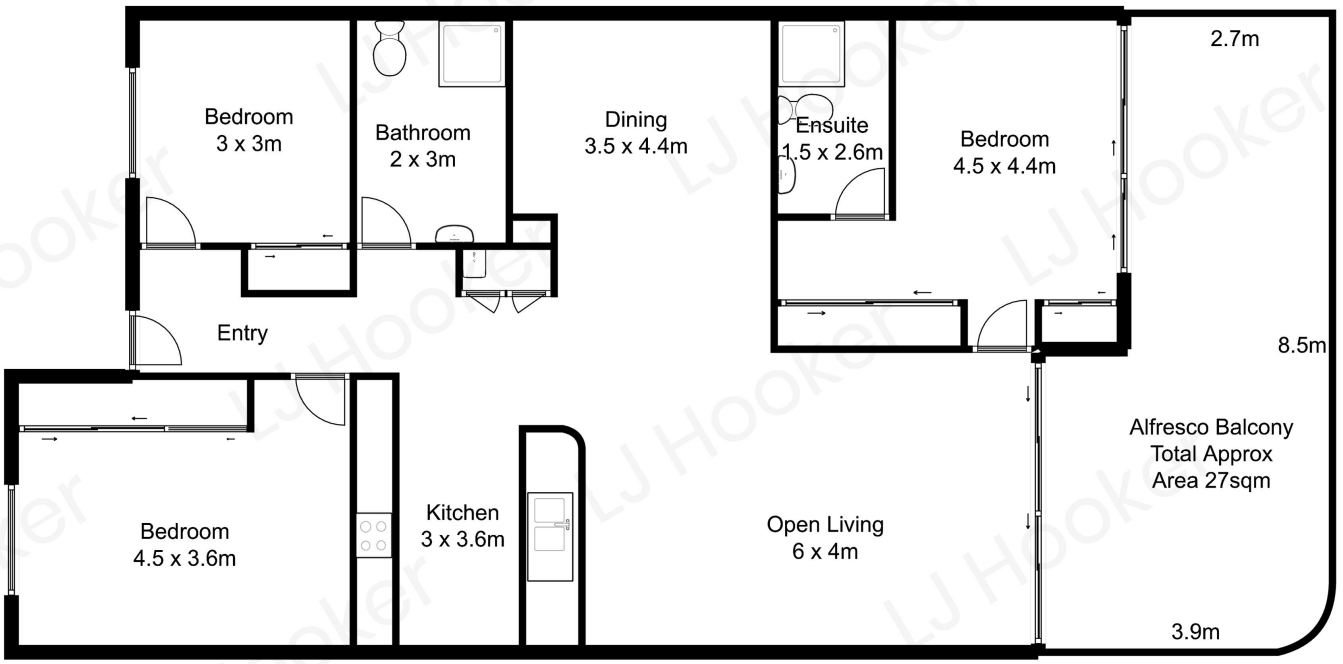
Approximate floor area
152 square metres
Property includes secure parking




All measurements are approximate and are intended as a guide only

SOUTH coast pix

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