



314/1A Herarde Street, Batemans Bay

## NORTH FACING OCEAN & BAY VIEWS

Discover the best of coastal apartment living in this modern residence, perfectly positioned in the heart of Batemans Bay. From here, everything is at your doorstep - stroll along Beach Road to the 27-hole Catalina Golf Club, wander across to JJ's restaurant and the Marina, or head into the CBD via the Soldiers Club.

The OHANA building is known for its chic design and thoughtful details. The top floor features a pool and chill-out area for owners and guests, complete with breathtaking views of the bay and ocean - the perfect place to unwind.

Located on the northern side with never-to-be-lost bay and ocean views, this generous 3-bedroom, 2-bathroom, 2-car, single-level apartment on the third level is sure to impress. Holiday owners will appreciate the solid returns when they're not in residence, while permanent buyers will love the ease of a lock-up-and-leave lifestyle with minimal upkeep required.

Convenience is built in, with lift access from the basement carpark, which includes two designated spaces, secure entry, and a lock-up storage room. Simply scan your owner's tag in the lift and ride straight

3  2  2 

**FOR SALE**  
\$1,250,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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**

to your level - perfect for the mobility impaired.

The apartment itself is a lesson in modern design. Each bedroom features its own reverse-cycle air-conditioning and double glazing, ensuring year-round comfort. The open-plan living space flows effortlessly onto a covered terrace, perfect for relaxed indoor-outdoor entertaining.

The kitchen is fitted with stone benchtops, ample storage, and room for a large fridge, while the adjoining dining area makes mealtimes simple. The main bedroom offers a private ensuite, built-in storage, and direct access to the terrace, where the views create a stunning backdrop to start or end your day.

Being offered fully furnished, WIWO, ready to enjoy. Opportunities like this only come along occasionally - so do your homework, give me a call, and welcome in your new coastal lifestyle!

Beds 3  
Baths 2  
Garaging 2  
R/C air 4

Holiday let appraisal:  
Peak Season: \$3,150/wk  
High Season: \$2,660/wk  
Mid Season: \$2,240/wk  
Low Season: \$1,750/wk

Permanent rental appraisal: \$650 - \$700/wk

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

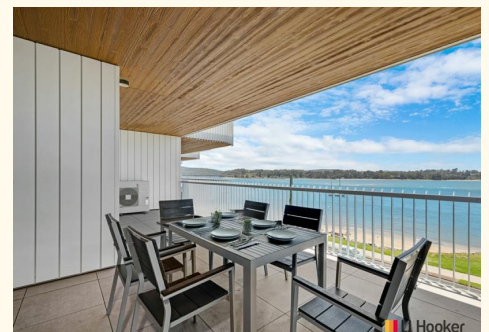
|               |                  |
|---------------|------------------|
| Property ID   | 12NCF8F          |
| Property Type | House            |
| Including     | Air Conditioning |
|               | Intercom         |
|               | Pool             |
|               | Balcony          |
|   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

**Rob Routledge 0414 235 976**

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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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

