3/2 Golf Links Drive, Batemans Bay

KUSA.....Luxury Apartment with Stunning Golf Course Views !

BUY NOW AND MOVE STRAIGHT IN ! Welcome to KUSA, one of Batemans Bay's newest luxury apartments. KUSA is a collection of exclusive 2 and 3 bedroom apartments in a boutique complex of just six, perfectly designed for effortless living and the ultimate coastal lifestyle. Located just a 5-minute walk to the vibrant heart of Batemans Bay, with its array of shops, cafes, and restaurants, as well as the picturesque marina and the renowned Catalina 27-Hole Championship Golf Course, these residences offer the best of both convenience and natural beauty. Unit 3 boast views over the golf course.

Key Features:
•Spacious Design: Unit 3 features three generous bedrooms, two sleek bathrooms, and fireplace (electric) large open-plan living area bathed in natural light which seamlessly connect to the outdoor alfresco areas, providing the perfect place to entertain or simply relax.
•Unrivalled Views: Enjoy breath-taking, uninterrupted vistas of the Catalina golf course, creating a serene and lush backdrop to everyday living from the oversized balcony.
•Premium Finishes: Meticulously crafted interiors feature high-end finishes, from gourmet kitchens with stone benchtops and premium

3 2 2

FOR SALE
$1,195,000

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

appliances to designer bathrooms with elegant fixtures, you will feel like you are walking into a 5 star hotel.
•Bedrooms and Bathrooms: Luxury seeps into each bedroom at KUSA with large windows, high ceilings, soft carpets and enough floor space for a King bed, the Master bedroom with private dressing room and ensuite. The bathrooms have full height tiling, wall mounted vanities and frameless glass showers, plus double vanity and a bathtub in the ensuite.
•Boutique Community: With only six apartments in the complex, you'll enjoy privacy, exclusivity, and a true sense of community.
•Lock-and-Leave Convenience: Designed for downsizers or those seeking a holiday home, these apartments offer secure, low-maintenance living with all the comforts of a luxury retreat including a lift to each floor directly from the remote lock up garaging on the entry level.
•Prime Location: Perfectly positioned within 5mins walk to Batemans Bay shopping and café precinct, marina, foreshore and Catalina Country Club.
Inclusions:

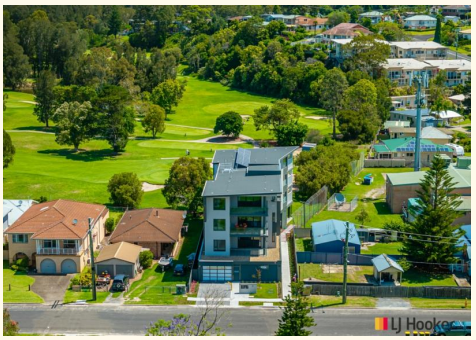
- Double glazed windows and sliding door
- LED Downlighted throughout
- Fireplace (Unit 3 - Electric)
- Heat Pump hot water system
- Split system A/C units
- NBN ready
- Smart intercom entry access
- Kayak and bike racks for each unit
- Plenty of storage space and visitor carparks
- Luxury hybrid vinyl flooring and nylon carpet in all bedrooms
- Stone benchtops with waterfall design
- Lift access
- Separate laundry

Strata/Body Corp: $3,990/yr

Whether you're seeking a sophisticated downsizer's sanctuary or a stylish holiday escape, this unique complex combines luxury, location, and lifestyle to perfection. Only 2 hrs to Canberra and 3.5hrs to Sydney, experience coastal living like never before!

Apartments are completed and move in ready, call for an inspection at your earliest convenience before they are SOLD out !

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	12DAF8F
Property Type	Unit

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 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.