



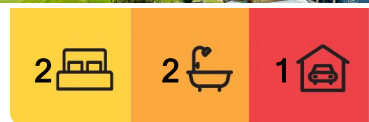
Batemans Bay, 4/2 Golf Links Drive

KUSA.....Luxury Apartments with Stunning Water Views!

BUY NOW AND MOVE STRAIGHT IN ! Welcome to KUSA, 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 1, 3 & 5 boast views over the golf course while Unit 2, Unit 4 and Unit 6 (SOLD) have water views.

Key Features:

- Spacious Design: Each apartment boasts a thoughtfully planned layout, Unit 4 features two generous bedrooms, two sleek bathrooms, and large open-plan living areas bathed in natural light which seamlessly connect to the outdoor alfresco areas, providing the perfect place to entertain or simply relax.
- Premium Finishes: Meticulously crafted interiors feature high-end finishes, from gourmet



For Sale
\$849,000

View
Sat 19th Jul @ 1:00PM - 1:30PM

Contact
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LJ Hooker Batemans Bay
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Disclaimer: 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.

kitchens with stone benchtops and premium appliances to designer bathrooms with elegant fixtures, you will feel like you are walking into a 5 star hotel.

- **Effortless Entertaining:** Expansive balcony provides the perfect space for outdoor dining or relaxing with a view.
- **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 with bathtub and shower. The bathrooms have full height tiling, wall mounted vanities and frameless glass showers creating the perfect ambience.
- **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
- 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 (in the 3 bedroom apartments/combined for the 2 bedroom apartments)

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 !



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More About this Property

Property ID	12DCF8F
Property Type	Unit

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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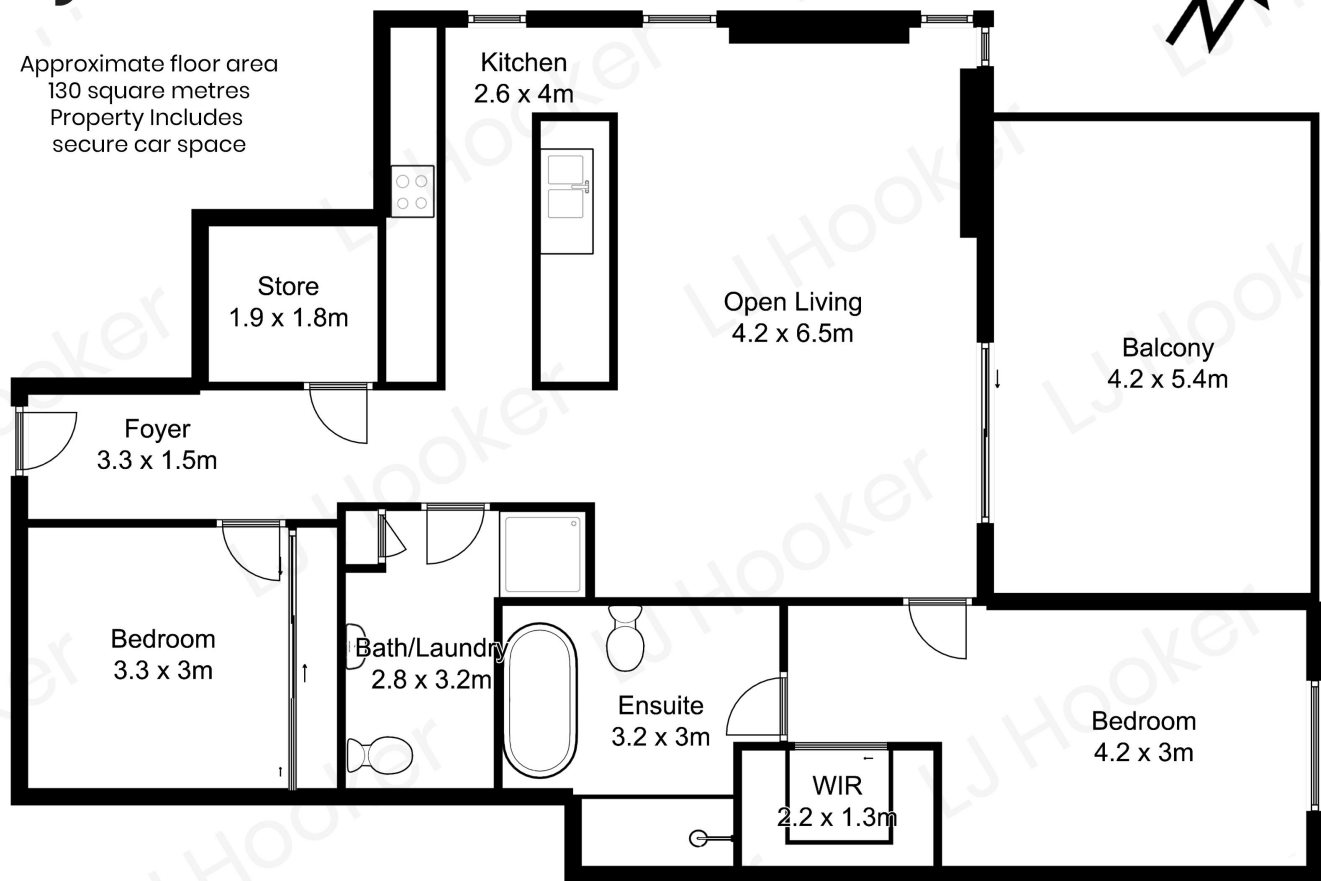
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Approximate floor area
130 square metres
Property Includes
secure car space



All measurements are approximate and are intended as a guide only

