







5/2 Golf Links Drive, Batemans Bay

# Only One Remaining - Luxury Penthouse with Stunning Championship Golf Course Views Buy Now - Move Straight In!

Welcome to KUSA, one of Batemans Bay's newest boutique luxury apartment developments.

Comprising just six exclusive two and three-bedroom residences, KUSA has been thoughtfully designed to deliver effortless living, exceptional quality, and the ultimate coastal lifestyle.

Perfectly positioned just a five-minute walk from the vibrant heart of Batemans Bay, you'll enjoy easy access to boutique shopping, cafés, restaurants, the picturesque marina, and the renowned Catalina 27-Hole Championship Golf Course.

Penthouse Unit 5 is the final residence available-and unquestionably the jewel in the crown. Boasting breathtaking, uninterrupted views across the championship golf course that can never be built out, this

3 2 2

**FOR SALE**
$1,295,000

**VIEW**
Sat 14th Nov @ 12:00PM - 12:30PM

**AGENTS**
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**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.

is a rare opportunity to secure one of Batemans Bay's finest apartments.

The first five apartments have all SOLD. This is your last opportunity to own a prestigious residence at KUSA.

Features You'll Love
Spacious Luxury Living

Designed with comfort and sophistication in mind, Penthouse Unit 5 offers:

- Three generous bedrooms, the luxurious master suite includes views of the golf course, walk through robe, private ensuite with deep luxury bath, double vanity with stone benchtops and shower
- Beautifully appointed guest bathroom
- Expansive open-plan living and dining areas filled with natural light
- Seamless indoor-outdoor flow to an oversized entertaining balcony
- 3 reverse cycle A/C

Whether entertaining family and friends or simply unwinding, the spacious alfresco area provides the perfect setting.

Spectacular Golf Course Views

Enjoy panoramic, uninterrupted views over the Catalina Championship Golf Course from your oversized balcony. Relax with your morning coffee or evening wine while watching golfers play against a stunning green backdrop-365 days a year.

Premium Designer Finishes

Every detail has been carefully considered to create a home that feels more like a luxury five-star resort, including:

- Gourmet kitchen with stone waterfall benchtops
- Premium appliances
- Designer bathrooms with elegant fixtures
- High-quality finishes throughout
- Luxurious Bedrooms & Bathrooms

Each bedroom has been designed as a private retreat, featuring:

- High ceilings
- Large windows
- Plush carpets
- Generous proportions with space for king-sized bed in the master

With only six residences in the complex, KUSA offers privacy, exclusivity, and a peaceful community atmosphere.

Secure, Low-Maintenance Lifestyle

Ideal for downsizers, professionals or those seeking a premium holiday escape, KUSA offers secure lock-and-leave living, including lift access from the secure garage directly to your apartment.

Outstanding Location

Enjoy the convenience of being just a short five-minute stroll to:

" Batemans Bay shopping precinct
" Cafés and restaurants
- Marina and foreshore
- Catalina Country Club and Championship Golf Course

Premium Inclusions:

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- Double-glazed windows and sliding doors
- LED downlights throughout
- Energy-efficient heat pump hot water system
- Split-system air conditioning
- NBN ready
- Smart live video intercom security access
- Luxury hybrid vinyl flooring
- Premium nylon carpet to all bedrooms
- Stone waterfall benchtops
- Separate laundry
- Kayak and bicycle storage racks
- Side-by-side double lock-up garage
- Private lockable storage room
- Lift access from garage to your floor

Low Strata/Body Corporate: Approximately $3,990 per year

Whether you're looking for an exceptional downsizer, a luxurious permanent residence or the perfect coastal getaway, Penthouse Unit 5 delivers an unbeatable combination of quality, lifestyle and location.

Conveniently located just 2 hours from Canberra and approximately 3.5 hours from Sydney, this is coastal living at its finest.

PENTHOUSE - UNIT 5
The Final Residence Available
Uninterrupted Championship Golf Course Views
Move In Today - Don't Miss This Rare Opportunity.

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 | 12X1F8F |
| Property Type | Unit |














**Karen Van Der Stelt 0413 221 504**
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | kvanderstelt.batemansbay@ljhooker.com.au

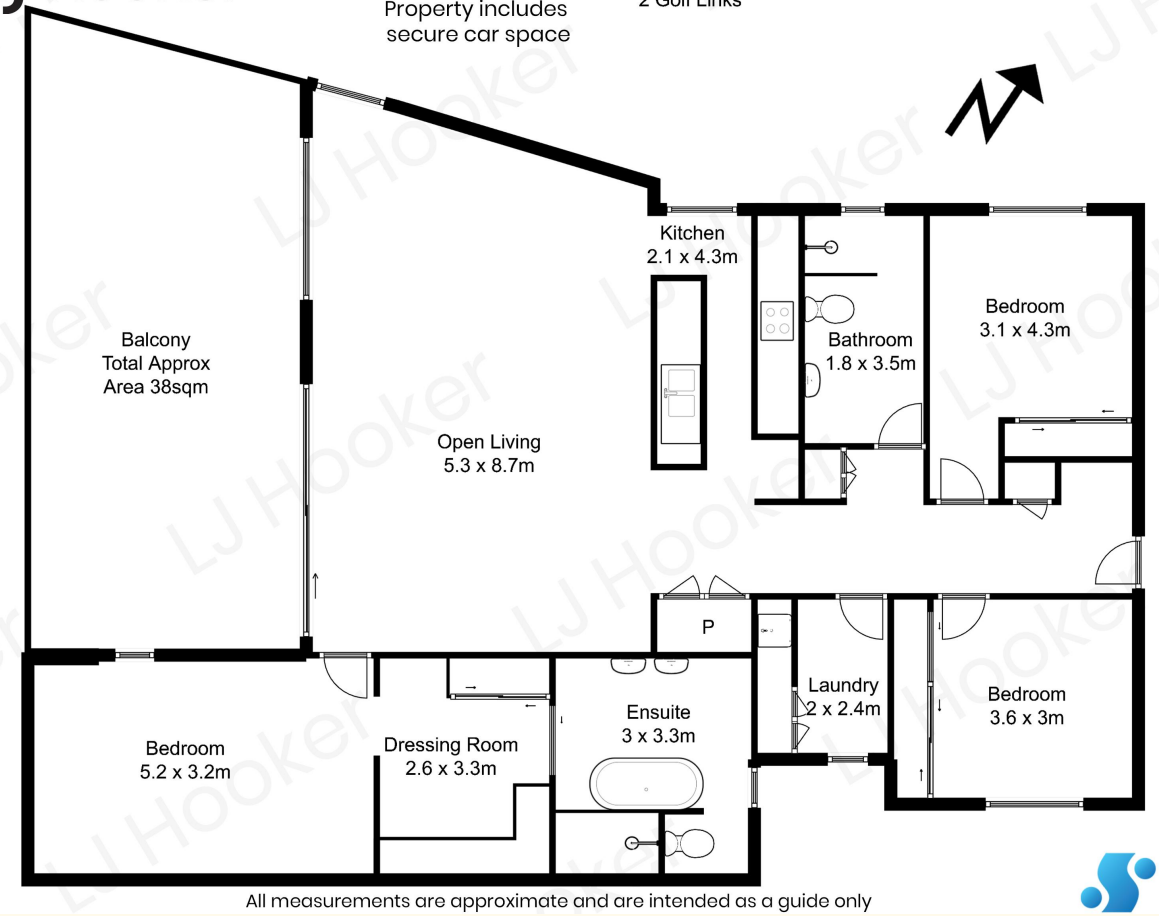
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Approximate floor area
190 square metres
Property includes
secure car space

2 Golf Links




All measurements are approximate and are intended as a guide only

SOUTH coast pix

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