



North Batemans Bay, 11371 Princes Highway

LOCATION PACKED WITH POTENTIAL

Around 3.5 kms north of the CBD of Batemans Bay is this interesting 14.07 hectares (around 35 acres) of dual zoned land. C4 Environmental Living zoning with consent allowing various uses including camping grounds, cellar door premises, community facilities, dual occupancies, dwellings, eco-tourism, farm buildings and sheds, group homes, home businesses plus others. The land is also C2 Environmental Conservation zoning with consent allowing boat sheds, camping grounds, oyster aquaculture, water recreation structures offers an opportunity for those who vision to create a vibrant tourism business.

To my mind having around 670m frontage to the tidal Cullendulla inlet - what better place to plan your tourism enterprise? There is potential access for kayaking out to Long Beach and beyond and you can put in some tiny homes for holiday-let or set up hip camping.

Direct access off the Princes Highway offers good exposure and an easy to find location



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.

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For Sale

\$895,000-\$920,000

View

ljhooker.com.au/1160F8F

Contact

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LJ Hooker Batemans Bay
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still less than a five-minute drive to the centre of Batemans Bay with shops, clubs and restaurants. There is an old 3-bedroom home that to my mind is past repairing, plus various sheds that could do for temporary accommodation while you build your new residence.

Sited in the right position there are views out to the creek and ocean.

If you are not interested in tourism, it's a good-sized parcel of land close to town to build your dream home with room for plenty of shedding and parking great for the tradie. You could share the cost of the land with a family member and STCA build two homes, there is plenty of room.

Batemans Bay is the one of main tourist destination on the South Coast around 3.5 hours drive from southern Sydney and less than 2 from Canberra.

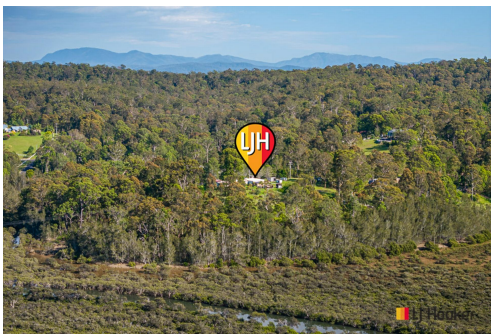
Council Rates \$1,554.67pa

More About this Property

Property ID	1160F8F
Property Type	AcreageSemi-rural
Land Area	14.07 hectare

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