



Image depicts virtual staging



LJ Hooker



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## North Batemans Bay, 10 Batemans Road

AUCTION: 'Declared Reserve \$700,000'.....Large home on 2.05ha

Welcome to your own private oasis at 10 Batemans Road, North Batemans Bay! This eclectic pre-loved home is not for the faint hearted but with a little imagination and some elbow grease this home could be turned into a stunning property both inside and out. The home has a brick base and Western red cedar cladding, the floor plan is expansive and well thought out for a home of this size. There are 3 good size bedrooms, 3 bathrooms, an elevated artist's studio wing with additional kitchen and deck for those inspired by treelined ambience and even a sneak peak of the ocean. Zoned R5 [large lot residential 2.05ha] (5.06 acres) lot, offering plenty of room to spread out and enjoy the peaceful surroundings, there is even a small, shared dam toward the back of the block.

The property features a large garage with space for 4 vehicles (double garage and a tandem garage) perfect for car enthusiasts or those needing extra storage space. The house itself is well designed with some quirky finishes and plenty of natural light



3	3	4
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**For Sale**  
\$700,000

**View**  
[ljhooker.com.au/123TF8F](http://ljhooker.com.au/123TF8F)

**Contact**  
**Karen Van Der Stelt**  
0413 221 504  
[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.batemansbay@ljhooker.com.au)

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

**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.

throughout.

Imagine waking up each morning to the sounds of nature and enjoying your morning coffee on the expansive decks overlooking the lush greenery and even a little ocean view. With plenty of room for outdoor entertaining, this property would be perfect for hosting gatherings with family and friends.

- \* 3 living areas (including artist's wing)
- \* 2 kitchens (one with walk-in pantry)
- \* 2 large timber decks (with some ocean views)
- \* 3 bedrooms on the ground floor (master with walk in robe and two-way ensuite)
- \* Shared dam
- \* Double garage and tandem garage
- \* Council Rates: \$1,156.31/yr

Only 7 mins to Batemans Bay shopping and cafe precinct, marina and foreshores. 8mins to both Maloneys and Long Beach, 2hrs to Canberra and 3.5hrs to Sydney.

Don't miss out on this incredible opportunity to own your own piece of paradise in North Batemans Bay. With a declared reserve of \$700,000 and most acreage properties in the millions, make no mistake this property will be sold under the hammer on the day to the highest bidder. Contact us today to schedule a viewing and make this dream home yours!

Permanent rental appraisal \$500-\$550 per week rent (in current condition).

**MUST SEL!! AUCTION ON-SITE SATURDAY, 30TH MARCH AT 12 NOON (EASTER SATURDAY LONG WEEKEND)**

'DECLARED RESERVE \$700,000'

(NB: Vendor's instructions are they will not be accepting offers prior to Auction)

BUILDING AND PEST REPORT AVAILABLE ON REQUEST WITH SUCCESSFUL PURCHASER TO REIMBURSE THE VENDOR'S ESTATE ON SETTLEMENT - PROBATE WILL DETERMINE SETTLEMENT DATE AS PER CONTRACT.

SCHEDULED OPEN HOUSES:

Monday, 4 March at 4:30pm

Saturday, 9 March at 12pm

Tuesday, 12 March at 4:30pm

Saturday, 16 March at 12pm

Tuesday, 19 March at 4:30pm

Saturday, 23 March at 12pm

Monday, 25 March at 4:30pm

Saturday, 30 March at 11:30pm



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## More About this Property

<b>Property ID</b>	123TF8F
<b>Property Type</b>	House
<b>Land Area</b>	2.05 hectare

### 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

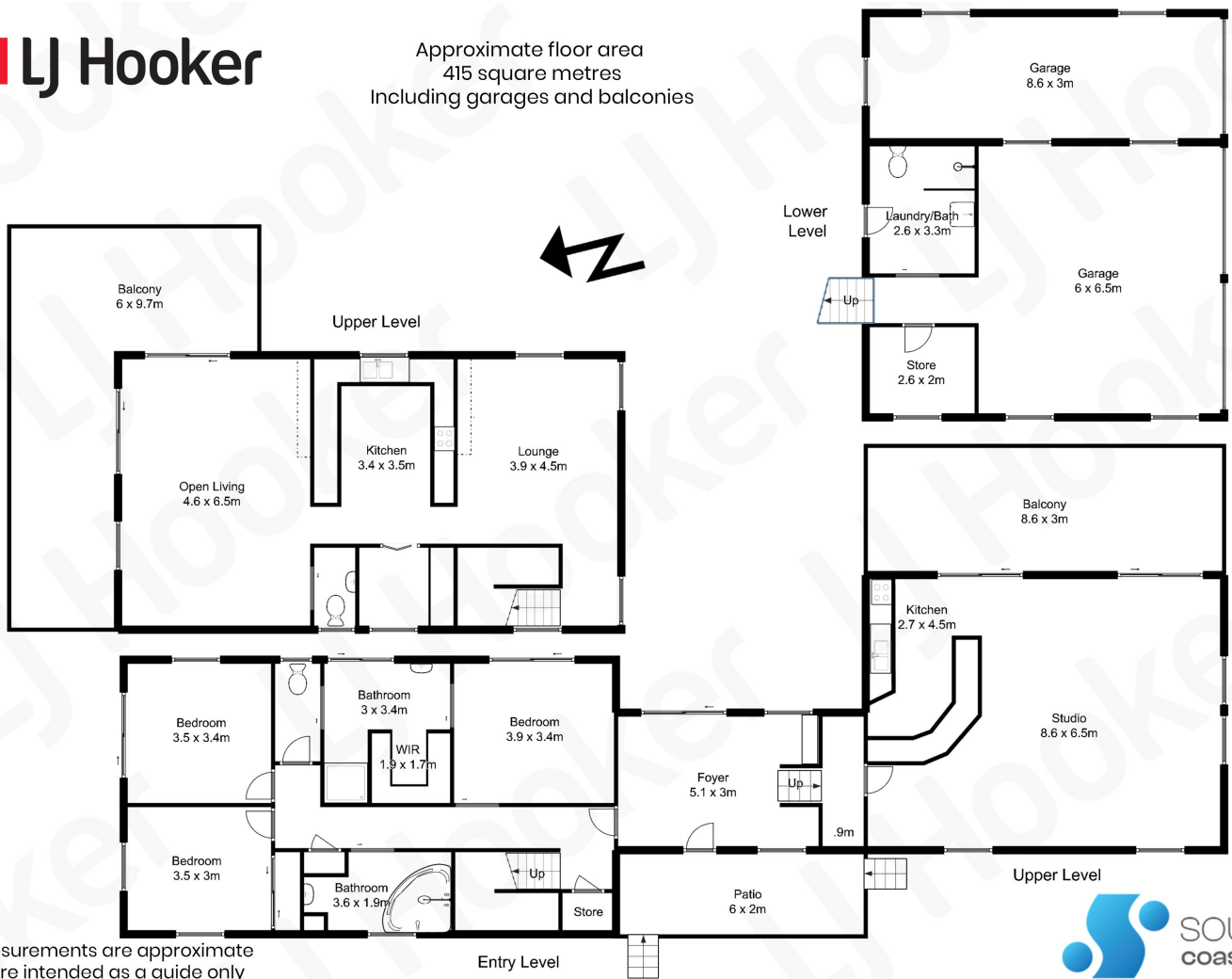
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536  
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



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Approximate floor area  
415 square metres  
Including garages and balconies



All measurements are approximate and are intended as a guide only

