

10 Batemans Road, North Batemans Bay, NSW 2536  **LJ Hooker**

House For Sale

Friday, 1 March 2024

10 Batemans Road, North Batemans Bay, NSW 2536

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: House



Karen Van Der Stelt

\$700,000

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 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 Tuesday, 26 March at 4:30pm Saturday, 30 March at 11:30pm