

10 Gregory Street, Batemans Bay, NSW 2536



Sold House

Friday, 20 October 2023

10 Gregory Street, Batemans Bay, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 697 m2

Type: House



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Situated just 1 km from the heart of Batemans Bay CBD and on the cusp of the burgeoning industrial area, 10 Gregory Street is now on the market for purchase. Amidst the dynamic growth and progress in Batemans Bay, this property presents a compelling opportunity to secure a parcel of land with abundant potential in the foreseeable future and beyond. Given the current trend towards medium-density development and the promise of infrastructure opportunities, whether you envision constructing units, duplexes, or retaining the existing charming home, the possibilities are extensive. In the midst of a challenging rental market, this value for money 4-bedroom house with a study and 2 bathrooms is a dream for investors. On land spanning 697 square metres, this home is an ideal choice for first-time homebuyers, downsizers, and investors alike. Its prime location ensures a mere 1 km walk to Batemans Bay CBD. The residence exudes immediate charm and is move-in ready. The master bedroom boasts reverse cycle air conditioning and spacious mirrored built-in wardrobes, while the second bedroom offers ample wardrobe space. The third bedroom, positioned at the rear, features striking timber floorboards. An additional study or home office is conveniently situated off the kitchen. The entrance room is beautifully sunlit, creating a tranquil sitting area, and a wide hallway leading to the main lounge room. Stay warm on winter nights cosying up to your very own wood fire with a glass of red or a warm hot chocolate, or if you prefer, utilise the gas outlet for convenience. The centrally located bathroom enhances the overall convenience of the property. The renovated kitchen, completed only three years ago, is an inviting space with a dining area, inclusive of a dishwasher, gas stovetop, and gas wall oven. Slate tiles, ample storage, and a scenic outlook make this area truly welcoming. Additional reverse-cycle air conditioning in the dining room ensures year-round comfort. The versatile utility room connecting the third bedroom can be repurposed as a second lounge room, storage room, rumpus room, or games room. Outside, the back verandah overlooks a well-maintained yard, leading to the under-house laundry and second bathroom. Storage needs are fully addressed with a single lock-up garage featuring mains power and workshop space, a double carport with gated yard access (ideal for boat or trailer storage), under-house access, and a designated motorhome or caravan parking space at the front of the property. Don't miss out on this home in a prime location in Batemans Bay – schedule a viewing today!