

**17 Luks Way, Batehaven, NSW 2536**



**Sold House**

Friday, 8 September 2023

17 Luks Way, Batehaven, NSW 2536

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Karen Van Der Stelt

**\$800,000**

Welcome to 17 Luks Way, Batehaven! This stunning 3-bedroom, 2-bathroom home is located in a friendly, quiet cul-de-sac and is now available for sale. Offering a perfect blend of space, comfort, and style and situated on a generous 600 sqm of land, this property is truly a dream come true for any home buyer. As you step inside and head towards the heart of the home, you'll be greeted by one of the living rooms or creative office space, continuing on to the second spacious and light-filled living and dining room, perfect for entertaining guests or simply relaxing with your loved ones. The modern kitchen boasts sleek appliances with gas cooktop, electric oven and ample storage space and generous bench tops making cooking a breeze. The spacious undercover alfresco is accessed through the large glass sliding doors of the living room, with a stunning 4-5 person outdoor spa generously included in the sale. The perfect place to relax and take in the ambience. The three well-appointed bedrooms provide abundant space for the whole family, with the master bedroom featuring an ensuite bathroom for added convenience and privacy with walk-in robe. Built-in robes in both the other 2 bedrooms, the additional bathroom with a separate shower and bath ensures that everyone's needs are met. For those with vehicles or a passion for storage, the property offers a double garage, providing secure parking for two cars and side access with additional off-street parking for the boat, caravan or extra cars. The gardens are low maintenance but simply stunning. Perfect for the avid gardener or those who enjoy spending their weekends enjoying the nearby beaches and attractions. - 16 Solar panels (4.2kW) - 5 South facing windows with electric outdoor roller shutters - Water tank and garden shed - Ceiling fans - outdoor alfresco and throughout the home - Plantation shutters - Side access and additional parking - Reverse cycle A/C in both living rooms Permanent rental appraisal - \$620-\$650 per week. Located in the highly sought-after area of Batehaven, this property offers a convenient lifestyle with a range of amenities at your doorstep. Enjoy the nearby shopping centres, cafes, restaurants, and schools, all within easy reach. Only 7 minutes to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and only 3.5hrs to Sydney. The price guide for this exceptional property is \$790,000-\$810,000, representing fantastic value for the quality and features on offer. Don't miss out on this opportunity to secure your dream home in Batehaven. Contact me today to arrange a private inspection. Council Rates: \$2,731 /yr