

49 Bavarde Avenue, Batemans Bay, NSW 2536



Sold House

Friday, 3 November 2023

49 Bavarde Avenue, Batemans Bay, NSW 2536

Bedrooms: 2

Bathrooms: 1

Area: 575 m2

Type: House



Rob Routledge
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\$550,000

At the moment it's an unrenovated original 2-bedroom cottage with more than a bit to do to bring it up to standard. You could renovate; however, the current owners have had DA plans approved for a new home which features 4 bedrooms plus a study, 3 bathrooms, and 2 garages, cleverly designed with the main bedroom on ground level including the main living area plus a large covered deck to take in the golf course and water vista. The lower level has 3 bedrooms, two bathrooms a wet bar area, and a second living area leading onto a second deck also overlooking the golf course. This property is in a great location close to the local clubs, marina, and CBD, with the ever-changing view of the golf course and the bay, the outlook is to die for. My vendor's circumstances have changed, and the property is to be sold, buy now, and hold till you are ready to redevelop, tidy up the cottage, and use it in the meantime. The land is zoned R3-medium density so it may even be of interest to a developer, there are potential options to perhaps purchase two adjoining properties, please give me a call to discuss this option further. The property is to be sold by auction with a declared reserve of \$570,000 - if that's the best offer on the day it will be accepted, it is also open to pre-auction interest..

- Block size 575sqm
- Council Rates \$2,773.87pa
- Declared reserve \$570,000
- Auction date 2nd December 2023 - 12 pm onsite and online