

53 Bavarde Avenue, Batemans Bay, NSW 2536



Sold House

Wednesday, 27 September 2023

53 Bavarde Avenue, Batemans Bay, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 986 m2

Type: House



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Contact agent

An excellent investment opportunity is on offer here at 53 Bavarde Avenue in Batemans Bay. This comfortable property has more than meets the eye, set on 986sqm of R3 zoned land allowing a 15m height level and multi-story residential development STCA. Not only is the land and location valuable but the current home represents excellent value for the investor in today's marketplace with a three-bedroom self-contained home upstairs and a 1-bedroom self-contained flat downstairs that is separately metered. Location is everything and the unique advantage of backing onto a 27-hole golf course with access to the 24th & 25th green is quite rare. This position provides a picturesque and serene backdrop in close proximity to Batemans Bay Centre and offers the convenience of easy access to the town's amenities and services. The kitchen in this property has been tastefully updated, incorporating modern features and appliances, making it a functional and appealing space for culinary endeavours. The living and dining areas are thoughtfully combined and offer expansive views that overlook the beautiful golf course. This setting creates a relaxing and scenic atmosphere, perfect for both everyday living and entertaining. The upper level of the property comprises three spacious bedrooms, each thoughtfully equipped with built-in robes for ample storage. The master bedroom is further enhanced with air conditioning, providing comfort and climate control. The main bathroom has undergone a renovation, indicating modernization and improvements in terms of fixtures and aesthetics. An added feature of this property is the self-contained 1-bedroom flat located on the lower level, complete with a separate entry. This self-contained unit is ideal for rental income or as a holiday let, offering versatility and potential additional earnings appraised to earn \$280PW. This property represents a unique opportunity for those seeking an updated and comfortable home with income potential, all set against the backdrop of a stunning golf course. Whether you're an avid golfer, investor, or simply appreciate the beauty of the outdoors, this property has something for everyone. Don't miss your chance to make this golf lover's paradise your new home. Contact us today to schedule a viewing and experience the charm of this property for yourself.** Send an email enquiry through realestate.com or Domain only, for an instant email response with the rental appraisals, contract, and fact sheet - check junk if not received.