

8 Avalon Street, Batemans Bay, NSW 2536



House For Sale

Friday, 3 May 2024

8 Avalon Street, Batemans Bay, NSW 2536

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 556 m2

Type: House



Pat Jameson
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\$625,000 to \$645,000

Situated on a sunny level 556m² parcel of land this original coastal cottage offers lifestyle living at its best. Located in popular Hanging Rock, it is ideal for permanent living or a great holiday getaway. With a 24 hour off leash pet friendly beach at the end of the street, walking distance to the boat ramp, tennis court, TAFE, University of Wollongong, and library. For those mad keen golfers Club Catalina with its 27-hole Championship Golf Course is only a hop, skip and putt away! Featuring open plan layout with reverse cycle air-conditioning and large windows to capture the northerly sunshine. Step out to the covered patio to enjoy your morning cuppa and sea breezes. Comprising 2 bedrooms, bathroom, laundry with external access and separate toilet. There is a private and fully fenced garden with side gated access to safely store your boat and single carport with extra height. Within an easy walk to the popular seaside village of Batehaven shops, bakery, cafes, restaurants and pet friendly Corrigan's beach right on your doorstep and also an easy level walk to town along the river. This is a wonderful opportunity to buy in a central location with Batemans Bay only 2.5km away and bustling Batehaven, with its popular cafes and markets only 2km away. This little cottage has all the ingredients you'll need to create a fantastic beach house, with scope for extensions or future re-development. **Bedroom images have been digitally styled** Features include:- Original beachside cottage - Northerly aspect- Potential for extension or future development- New hot water system installed in 2019- Roof guttering recently replaced- Reverse cycle air-conditioner in open plan living area- Original timber floorboards in good condition- 10-minute walk to Batehaven shopping village/Corrigan's Cove/Edward St Marketplace- Gated side access, single carport with extra height and garden shed- Full fenced backyard- Rates \$2,871.39 p/a- Land size 556m²- UCV \$407,000- Potential rent \$450 p/w