

# 18 Victor Circuit, Batehaven, NSW, 2536



## Land For Sale

Wednesday, 31 July 2024

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Type: Land



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## Perfect Land and Location for your Dream Home

Nestled in a private and premier position, this magnificent 7770m<sup>2</sup> parcel of land offers an exceptional opportunity to create the home and lifestyle you've always envisioned. Perfectly positioned for a northerly aspect build, this elevated block has a pretty treed outlook and is set in a small enclave amongst quality homes.

This land is cleared and ready for you to commence building your dream home. With a 30-metre buffer zone from the George Bass Reserve, you'll be enveloped by the tranquility of native vegetation, providing both privacy and a connection to nature.

The location is perfect for families, with excellent schools nearby and the popular shopping village of Batehaven with its cafes, markets, local shops and 24-hour off leash pet friendly beaches is only a few minutes' drive away. It is a short drive to the vibrant Batemans Bay town centre, where you can enjoy an array of shops, cafes, restaurants, and essential services. This unique combination of peaceful small acreage close to all amenities offers lifestyle and location.

### Features:

- Underground services including power and town water
- Zoned large lot residential
- Completely cleared block
- Close to local schools
- Land size 7,770m<sup>2</sup>
- Registered and ready to build on
- Set in small enclave among quality homes