

**10 Edward Road, Batehaven, NSW, 2536**



**House For Sale**

Friday, 25 October 2024

10 Edward Road, Batehaven, NSW, 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## 10 Edward Road - Premium Coastal Living

Perfectly positioned just 300m from Batehaven's vibrant coastal hub, this immaculately presented split-level home offers an enviable lifestyle for families, investors, or those seeking a premium weekend escape.

### Property Highlights

- 4 spacious bedrooms most with built-in robes
- 2 well-appointed bathrooms
- Newly renovated kitchen with premium finishes
- Open-plan dining and living areas
- Polished timber flooring throughout main living areas
- Versatile downstairs rumpus room
- Combined bathroom/laundry with shower and toilet
- Entertaining deck overlooking landscaped gardens
- Generous, fully-fenced backyard
- Oversized single garage

### Location Benefits

- 300m to Batehaven's Café shopping precinct
- 500m to pristine beaches
- 5 minutes to Batemans Bay CBD, marina, and waterfront
- 2 hours to Canberra
- 3.5 hours to Sydney

### Lifestyle Features

The homes thoughtful split-level design maximizes space and functionality, with the newly renovated kitchen forming the heart of the upper level. Flowing seamlessly into the dining and living areas, the polished timber floors add warmth and character throughout. The entertaining deck extends the living space outdoors, overlooking a substantial backyard that offers endless possibilities for family enjoyment.

The downstairs area features a versatile rumpus room and a well designed bathroom/laundry combination, providing additional living space and practical amenities which also leads out to a second covered entertaining area. The property's secure fencing and oversized garage add to its appeal for families or those seeking a lock-and-leave weekend retreat.

### Investment Potential

With its prime location in one of the South Coast's most sought-after communities, this property presents an outstanding opportunity for:

- Family home buyers seeking coastal lifestyle
- Investors looking to expand their portfolio
- Weekend retreat seekers wanting the perfect coastal escape.