

13 Wharf Rd, North Batemans Bay, NSW, 2536



House For Sale

Wednesday, 1 January 2025

13 Wharf Rd, North Batemans Bay, NSW, 2536

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Prime Location for Development or Coastal Living with R3 zoning and 11.5m building height.

Positioned in a highly sought-after area, this property offers the perfect opportunity to build or live in one of the best spots close to both the beach and town. Set on a generous 1,214sqm block, the three-bedroom home features an open-plan dining and living area, reverse cycle air conditioning, and a slow combustion wood heater, ensuring year-round comfort.

Outside there is a detached laundry/sleep-out, a shed, and a long single driveway leading to both a rear garage and a secondary double garage, providing ample parking and storage.

Set opposite the river ideal for fishing and relaxing and entertaining with family and friends. Just a short stroll from Batemans Bay's town centre, you'll find restaurants, cafes, the bay pavilions and shops right at your doorstep.

With zoning for medium-density housing, this property presents a genuine opportunity for development. Recent successful residential projects in the area highlight the strong potential for this prime location.

Don't miss your chance to secure a piece of Batemans Bay's future.

Other features include:

- Open plan dining/living area
- R/C air conditioning and a slow combustion wood heater.
- A detached laundry/ sleep
- Shed
- Long single driveway, accessing the rear garage and car park and a secondary double garage
- Land size 1,214 m²
- Currently rented for \$500 p/w
- Rates \$3,758.79 p/a