



## 12/224 Beach Road, BATEHAVEN, NSW 2536

### A Lifestyle to Love at The Sands

Set in one of the most sought-after complexes along the Batemans Bay coastline, The Sands offers an enviable lifestyle directly opposite Corrigan's Beach and just a short, level stroll to the vibrant Batehaven village. With caf  s, a supermarket, bakery, and chemist all close by, convenience is at your doorstep.

Privately positioned at the rear of the complex, this spacious three-bedroom apartment blends low-maintenance living with modern comfort. The entry flows past a stylish glass-fenced, paved common area before welcoming you into a bright foyer filled with natural light.

Upstairs, the open-plan living and dining space is the heart of the home, extending seamlessly to a sunny balcony â     the perfect spot to entertain or enjoy a relaxed BBQ with friends and family.

The contemporary kitchen is well-appointed with 40mm granite benchtops, while the vinyl flooring through the living zones ensures easy care, and the carpeted bedrooms provide comfort. The main bedroom is a true retreat, complete with his and her wardrobes, a private ensuite, and a sliding door opening to its own balcony, offering an inviting place to enjoy the morning breeze.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 121P0071

**SALE DETAILS**

**\$675,000**

**CONTACT DETAILS**

,

**Rebecca Shephard**  
0413 580 309

Each additional bedroom includes generous storage, and the oversized bathroom with European laundry adds a touch of practicality.

Adding to the appeal is reverse-cycle air-conditioning throughout the living area, along with the convenience of a tandem lock-up garage.

This apartment is the ideal holiday retreat or permanent home, where you can simply leave the car behind and enjoy the very best of coastal living.

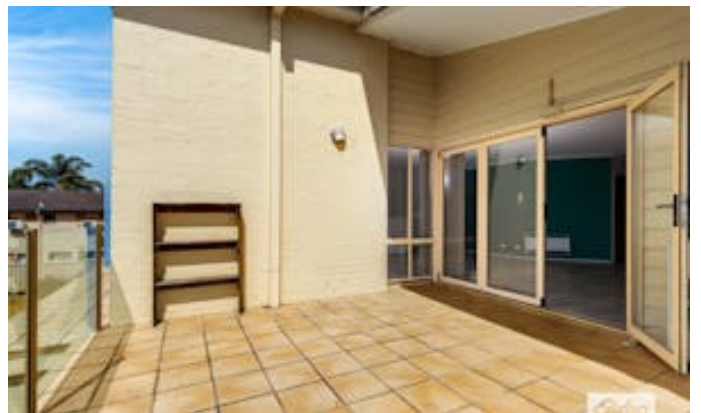
Whether you're looking for a beachside escape, an investment, or an easy-care home in a tightly held complex, this apartment at The Sands ticks every box.

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Carpeted, Heating, Openable Windows

- Land Area 2,153.00 square metres
- Building Area: 133.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage









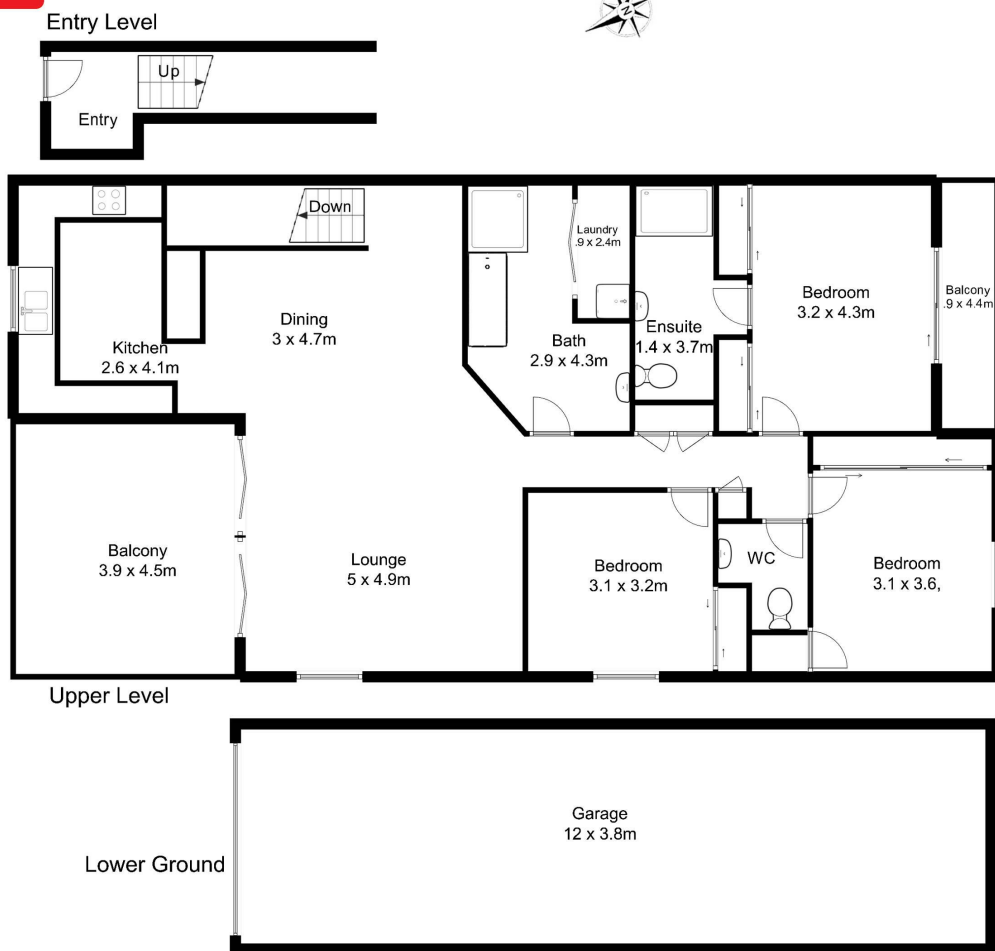






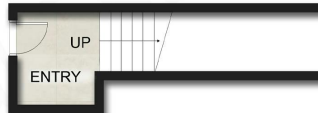


Approximate floor area  
House: 223 square metres  
Including garage

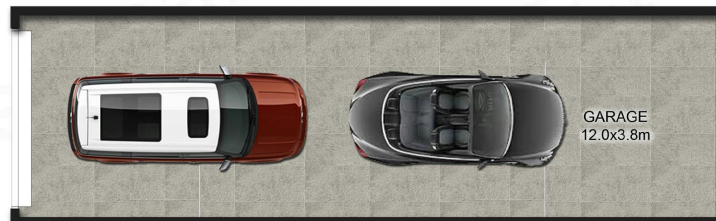


All measurements and boundaries are approximate and are intended as a guide only

ENTRY LEVEL



UPPER LEVEL



## LOWER GROUND



All measurements and boundaries are approximate and are intended as a guide only