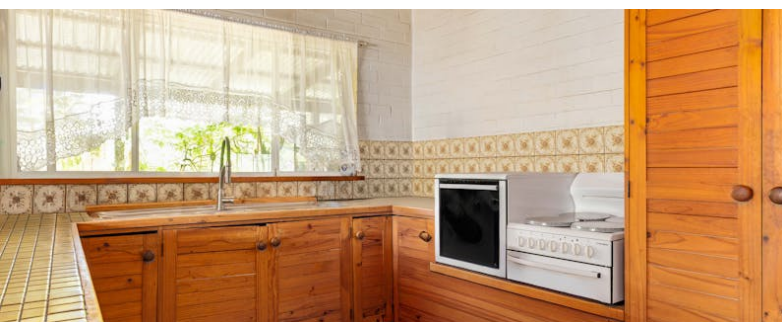




## 27 High Street, BATEMANS BAY, NSW 2536

Big block, big home, big potential. Prime location.

This one is all about opportunity. Set in one of Batemans Bay's most convenient and tightly held pockets, this large, solid brick home sits on a generous block with a leafy, private outlook and loads of room to improve, extend or modernise. If you've been waiting for a property you can truly sink your teeth into, this is it.

The home is absolutely liveable as it stands, but it's no secret it's ready for an update. The smart buyer will see past the retro finishes and grab the chance to create something special in a location that rarely becomes available.

Inside, you'll find raked timber ceilings, exposed beams, a huge lounge with a slow combustion wood heater, and full-length verandahs that take in the surrounding greenery. There's plenty of space for a family, guests or even dual living arrangements, with the bonus of a downstairs studio, laundry/bathroom and a separate garage.

Upstairs offers three generous bedrooms, bathroom, spacious lounge, dining room, kitchen and access to the covered deck and gardens. Downstairs gives you flexibility for teenagers, extended family, hobbies or a great home office setup.

**TYPE:** For Sale

**INTERNET ID:** 121P4750

**SALE DETAILS**

**AUCTION**

**CONTACT DETAILS**

,

**Rebecca Shephard**  
0413 580 309

The block is a standout. It opens up beautifully at the rear, giving you a sense of space that's hard to find this close to town, with plenty of room for future landscaping, a shed, or even further development (STCA).

What buyers will love

- Strong, solid construction with room to modernise
- Raked timber ceilings and character features throughout
- Large covered verandahs front and back
- Three good-sized bedrooms on the main level
- Huge living room with woodfire
- Separate downstairs studio with bathroom and laundry
- Garage plus extra parking
- Sunny block with established trees and privacy
- Walking distance to town, services and the water
- Enormous potential to renovate and add serious value

If you've been searching for a property with great bones in a prime location, this is a smart buy. Bring your vision, bring your paintbrush, bring your builder â## you will not regret securing this one.

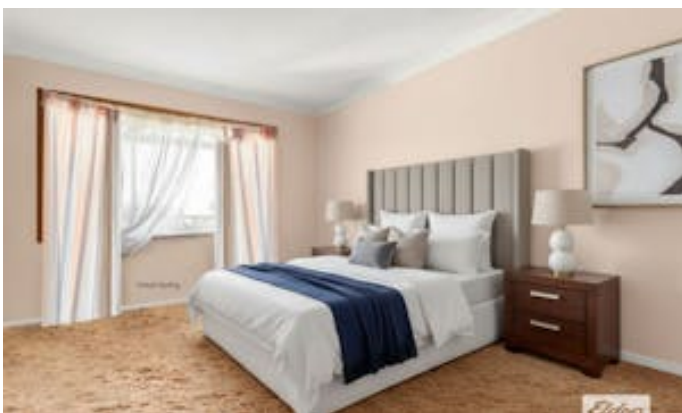
Property is on a periodic lease.

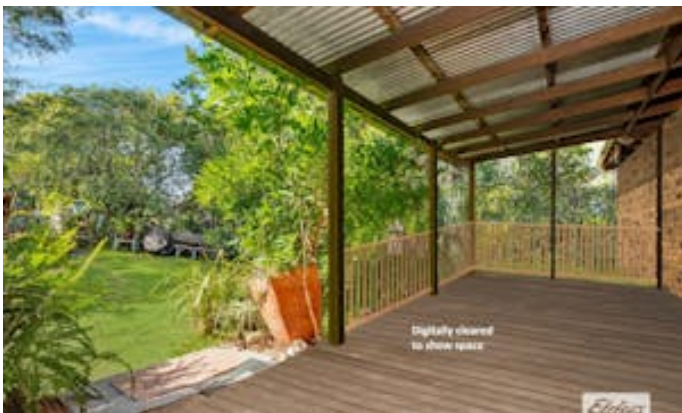
AUCTION ON SITE 17th January 2026 1.30pm. If not sold prior

**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, Close to Shops, Close to Transport

- Land Area 1,126.00 square metre
- Building Area: 177.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1

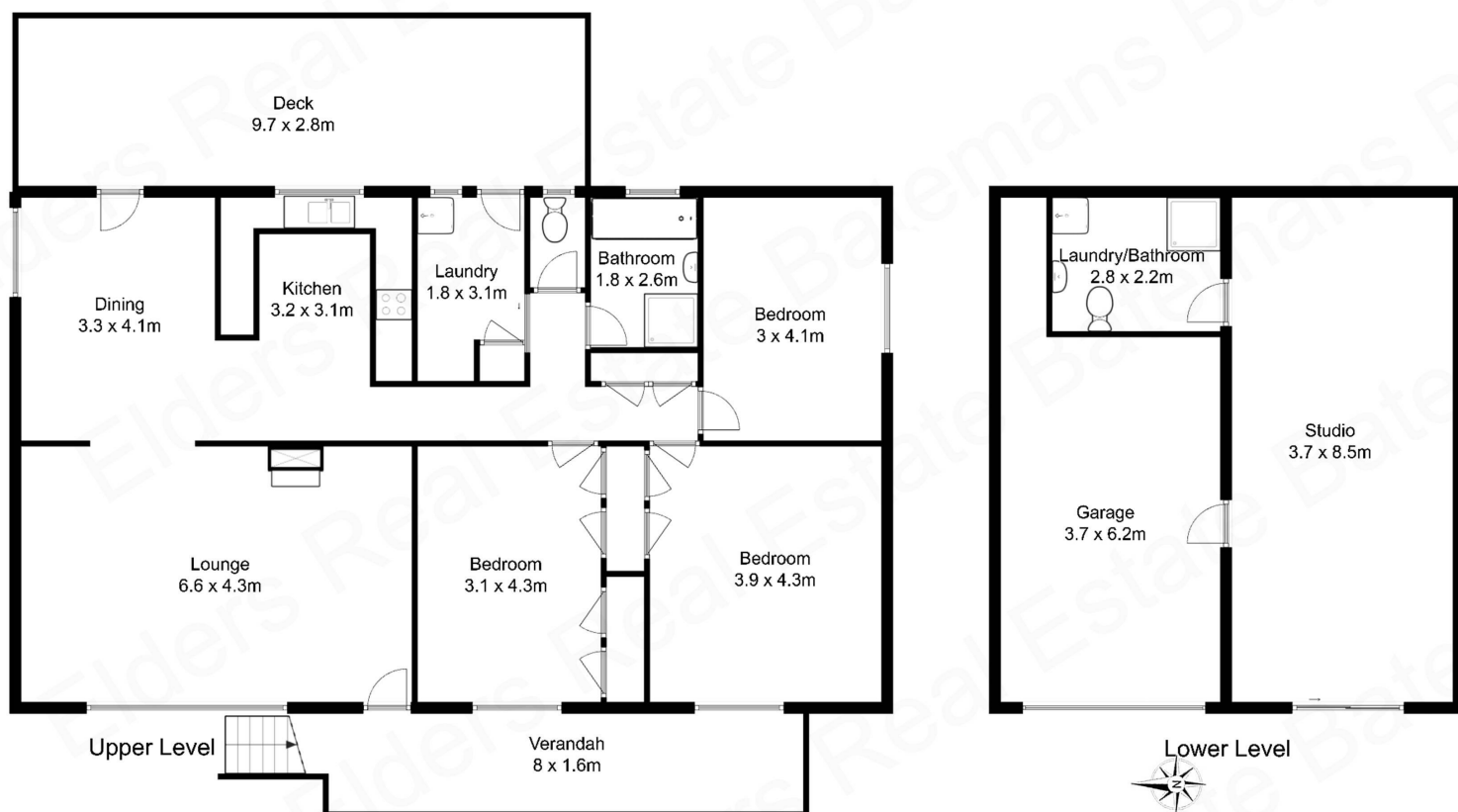








Approximate floor area  
240 square metres  
Including deck and  
garage



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

