



206/1A Herarde Street, BATEMANS BAY, NSW 2536

Award-Winning Waterfront Unit with Superb Views!

Positioned within an HIA ACT & Southern NSW award-winning complex (2022) for innovation and workmanship, this exceptional waterfront apartment offers a lifestyle opportunity that is rarely available. Positioned close to the penthouse residences within the building, it enjoys breathtaking, uninterrupted water views while delivering outstanding value.

Designed for comfort, style and functionality, the apartment comprises two generous bedrooms, each with its own private ensuite, complemented by a separate guest powder room, ideal for both everyday living and entertaining. A thoughtfully designed floorplan provides two distinct living zones, enhancing flexibility and creating a wonderful sense of space and separation.

A true highlight is the rare wrap-around balcony as this is only offered on 4 units in complex. This extra feature offers ample room for bikes, paddleboards and coastal essentials, while still providing a large, sun-drenched deck for relaxing or entertaining. With views that can never be built out and a position set away from the main road, the apartment enjoys exceptional peace, privacy and uninterrupted sea breezes.

Expansive glass sliding doors create seamless indoor-outdoor flow, perfectly capturing

TYPE: For Sale

INTERNET ID: 121P4810

SALE DETAILS

\$830,000

CONTACT DETAILS

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Craig Shepheard
0414 700 867

the essence of relaxed coastal living. The kitchen is finished with quality inclusions and Smeg appliances throughout, while the apartment is offered fully furnished and beautifully styled.

Having successfully operated as an Airbnb, it provides the flexibility to enjoy as a private retreat while also generating income when desired, offering the best of both lifestyle and investment appeal.

Security and convenience are assured within the secure, gated complex, featuring key-fob access, security cameras and underground parking. A private storage cage adds further value and is a rare, highly sought-after inclusion for waterfront apartment living.

Enhancing the lifestyle even further is the complex's stunning heated rooftop pool overlooking the Clyde River. This resort-style feature is a standout for residents and guests alike and is often the unforgettable "wow" factor for visitors and accommodation bookings.

Perfectly positioned, the apartment is just 500 metres from the CBD, offering a flat waterfront walk to cafÃ©s, dining, the RSL Club and local shops. In the opposite direction, the waterfront leads to the beautiful marina and the 27-hole award-winning Championship golf course, providing an exceptional lifestyle advantage rarely found in waterfront apartment living.

This is a rare opportunity to secure an award-winning waterfront apartment that delivers exceptional views and outstanding value.

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, Ocean Views, Openable Windows, Pool, River Views

- Building Area: 124.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1
- Ensuite







