

3 Joseph St, Batehaven, NSW 2536

\$849,000

House 4  2 



## Endless Water Views & Dual Occupancy Approval

Positioned to capture stunning water views, this versatile property presents an outstanding opportunity for investors, renovators, or those seeking a coastal lifestyle with added flexibility.

Upstairs, the main residence offers comfortable living with elevated outlooks that truly make the most of the breathtaking surrounds. Downstairs, a completely separate and original one bedroom flat provides the perfect blank canvas - ideal for guest accommodation, dual living, or future income, with a little TLC to bring it back to life.

Set on a fully fenced block, the grounds are well maintained and tastefully landscaped, a credit to the quality tenant who is happy to remain, offering immediate rental stability for savvy buyers. The home is further enhanced by a new roof and convenient drive through access to the rear of the block, adding both value and practicality.

Located within easy walking distance to Batehaven's shops, parks, local facilities, and the beach, convenience meets lifestyle in this highly desirable setting.

### Features

- \* Incredible water views from the main living areas
- \* Dual occupancy approval for added flexibility and value
- \* Separate one bedroom studio downstairs
- \* Fully fenced block with well kept, landscaped gardens
- \* Quality tenant in place willing to stay on
- \* Easy walk to shops, medical facilities, parks, cafes, and the beach
- \* Packed with potential to renovate, invest, or enjoy as is

A rare opportunity to secure a property with views, versatility, and future upside in a sought after coastal location.

### Listed By

Bill Nugent  
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**Open for Inspection**

By Appointment.

