

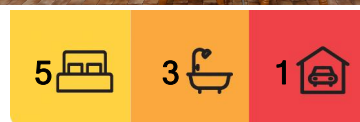
Denhams Beach, 23 Barbara Crescent

IT'S ALL ABOUT THE LOCATION!

Situated on the cliff top in one of the area's most sought after addresses is "Honeymoon Cottage", much loved as a holiday home for one family since the mid-1960s.

The residence works perfectly as a large holiday type property with around 384sqm - 5 bedrooms, 3 bathrooms and multiple living areas. There is room for the whole family plus friends. Both levels offer great ocean and beach views, and the upstairs balcony is perfect for those lazy summer days catching the sun and hearing the waves breaking on the beach.

The block itself is large at 1,145sqm and potentially would suit future redevelopment. There is room to the right of the home for a potential second dwelling or with the prime location, a large duplex or possible town house development may be on offer to interested parties with an eye to future opportunities (STCA).



For Sale
Auction

View
ljhooker.com.au/115BF8F

Contact
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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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If access to the beach is high on your wish list, look no further. Grab your towel, open the back gate and take the headland walk of around 240m to the access stairs at Denhams Beach. Denhams Beach on the waterside of George Bass Drive is always on people's wish list. This beach exemplifies what life on the coast is all about and directs you back to those lazy summer holidays by the sea, which we all love.

The location is approximately halfway between the main CBD at Batemans Bay and Malua Bay perfectly positioned to access the clubs, shops, Marina and regional boat ramp plus a great selection of other coastal areas. Why leave when it's all at your back door? Canberra is around 2 hours drive with southern Sydney around 3.5 hours.

The property is to be auctioned at 12pm on-site on Saturday, 30 November with open homes on 2nd, 9th, 16th, 23rd and 30th November (pre-auction).

Council Rates: \$4,418.32/yr

More About this Property

Property ID	115BF8F
Property Type	House
Land Area	1138 m2
Including	Ceiling Fans slow combustion fire

Rob Routledge 0414 235 976

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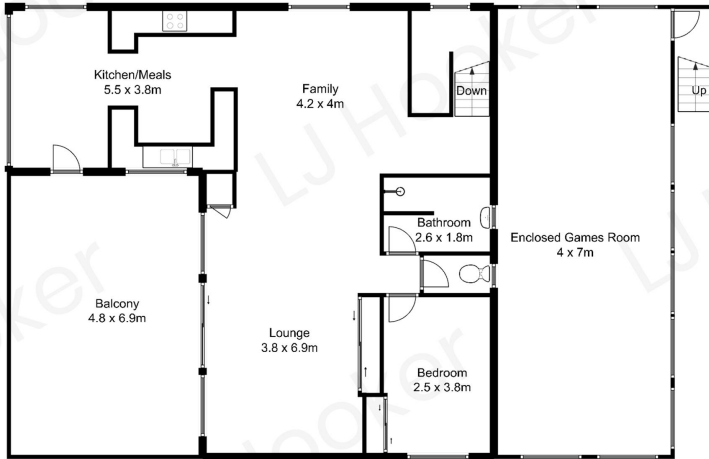
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
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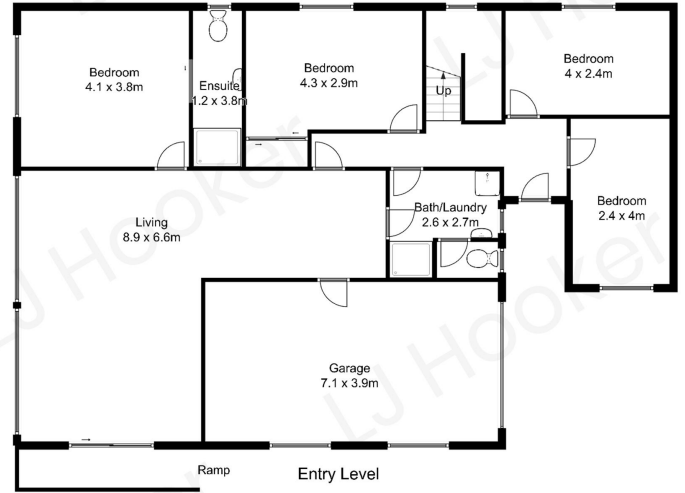
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Approximate floor area
384 square metres



Upper Level



All measurements are approximate and are intended as a guide only