

31B Kennedy Crescent, Denhams Beach

## Comfort & Secure with Coastal Convenience

Positioned in a highly sought-after pocket of Denhams Beach, 31B Kennedy Crescent is a fully detached, freehold home with no strata.

Just a short stroll to the sands of Denhams Beach and only minutes to Batemans Bay, this well-presented three-bedroom home offers a relaxed coastal lifestyle with the added benefit of space, privacy, and accessibility.

Inside, the home features three bedrooms with built-in wardrobes, a central bathroom, and a practical layout designed for easy living. Outdoors, the generous backyard provides plenty of room for children and pets, with vehicle access and potential to add a garage, carport or further improvements (STCA).

A large covered entertaining area is perfect for year-round use, while the single garage and additional off-street parking add everyday convenience.

Thoughtfully designed for accessibility, the home includes a wheelchair ramp behind the garage and a chair lift providing easy internal access.

3 1 1

**FOR SALE**  
\$665,000

### AGENTS

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### AGENCY

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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.

LJ Hooker

Whether you're looking for a permanent home, holiday escape, downsizer or investment, this is a fantastic opportunity to secure a freestanding property with no strata in a tightly held beachside location.

#### Property Features:

- Fully detached freehold home (no strata)
- 3 bedrooms with built-in wardrobes
- Spacious backyard with vehicle access
- Single garage + additional off-street parking
- Second toilet located in the laundry
- Covered outdoor entertaining area
- Wheelchair ramp + internal chair lift
- 2 reverse cycle air conditioners
- CCTV security system
- Sprinkler irrigation system
- Minutes to Batemans Bay shops, cafes and amenities

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice. Some images have been digitally decluttered by removing personal items. Permanent features remain unchanged.

#### MORE DETAILS

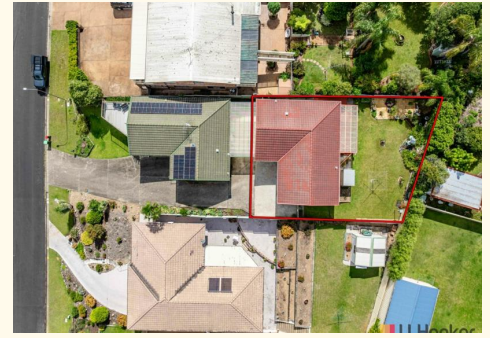
Property ID	12TYF8F
Property Type	House
Land Area	459 m2
Including	Toilets (1)

#### Jacob Rush 0419 690 813

Licensed Real Estate Agent | Auctioneer | Stock & Station Agent |  
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Total Approximate Area  
150 square metres



All measurements are approximate and are intended as a guide only