

2/2-4 Edgewood Place, Denhams Beach

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## WATERSIDE DENHAMS BEACH

Set in a quiet, leafy cul-de-sac that offers direct access to the beach, this appealing free-standing villa delivers a relaxed coastal lifestyle in a boutique development of just three similar homes. It's the kind of low-maintenance, easy-care living that many buyers are searching for, particularly in a location as tightly held as Denhams Beach.

Loved by locals for its low-key feel, Denhams Beach provides a peaceful coastal setting, while the popular patrolled Surf Beach and the local shopping centre are just 350 metres away - close enough to leave the car at home and enjoy everything on foot.

Inside, the home features a thoughtfully designed floorplan, with polished timber floorboards enhancing the coastal vibe throughout. The main living area overlooks a pretty courtyard, and a timber deck provides the perfect spot for summer BBQs and relaxed evenings after a day at the beach.

The kitchen, living and dining area is open plan, creating a comfortable and practical space for everyday living. The main bedroom, complete with ensuite, is well separated from the other two bedrooms, all of which include built-in robes. The main bathroom offers a desirable three-way layout, making day-to-day living easy with no morning traffic jams.

### FOR SALE

Please Call

### AGENTS

Rob Routledge

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### AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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Interested parties must rely solely on their own enquiries.





A separate laundry provides direct internal access to the generous 6 x 6 double garage with electric door, adding further convenience.

The features of this property are many; just to name a few include low-care brick and tile construction, close-by access to beaches and a range of local shops, and a cost-effective self-managed strata that helps keep ongoing outgoings to a minimum. The way the complex is designed means it presents more like three individual residences than a typical unit development.

If low-care living close to the beach is high on your list, this property is well worth your attention. The home can also be offered fully furnished, allowing you to move straight in and start enjoying the lifestyle immediately, if that's of interest.

## MORE DETAILS

Property ID	12STF8F
Property Type	House
Including	Deck
	Built-in-Robes
	Remote Garage

### Rob Routledge 0414 235 976

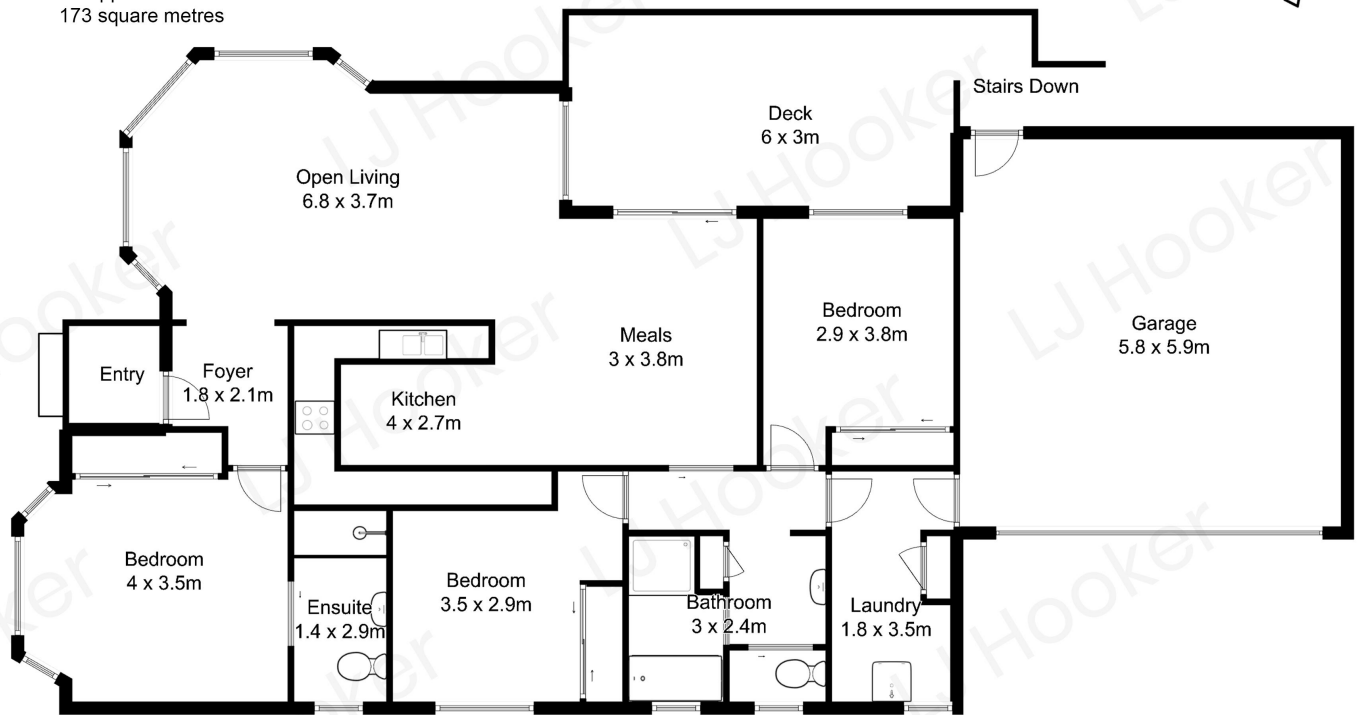
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Total Approximate Area  
173 square metres



All measurements are approximate and are intended as a guide only

