







107 Northcove Road, Long Beach

This Must be the Best Priced Home on the Market with Ocean Views, Oversized Garaging & Versatile Multi-Generational Living !

Welcome to 107 Northcove Road, Long Beach - where lovely ocean views, incredible space and a relaxed coastal lifestyle come together in one truly unique property.

From the moment you arrive, you'll appreciate that this is far more than just a home. Set directly in front of a beautiful clifftop reserve, the outlook is simply captivating, with ocean views from almost every room and the gentle sound of waves below creating that feeling of being permanently on holiday.

Whether you're looking for your dream coastal home, the ultimate holiday escape, a multi-generational haven or an investment with holiday letting potential, this property offers an exceptional combination of lifestyle and flexibility. The home has been tastefully renovated and upgraded by the current owners.

4 2 2

FOR SALE
$1,195,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

The self-contained lower level provides genuine independence for family or guests, featuring a bedroom, comfortable living area, study nook, renovated bathroom, kitchenette, dining area and reverse-cycle air conditioning. Connected by internal stairs, it's the perfect solution for multi-generational living without sacrificing privacy.

Upstairs is where the magic really happens. The spacious open-plan living area embraces the coastal outlook, while the generously sized bedrooms provide plenty of room for family and guests. The quality kitchen, complete with a large island benchtop, becomes the natural hub for entertaining.

Step through the glass doors and enjoy the full-length front and rear decks - the perfect spots to enjoy your morning coffee, soak up the ocean outlook or unwind with a glass of wine as the day comes to an end.

And then there's the space!

For anyone with a boat, caravan, motorhome or plenty of toys, the huge 4.3m x 8.7m garage with 2.7m-high clearance and roller doors at both ends is an extraordinary bonus. There's room to store the big stuff securely and still have space to spare - a feature rarely found in a coastal property.

The entertaining options continue with a 4.2m x 6.4m undercover entertaining area, perfect for year-round gatherings, plus an enormous 7.5m x 6.3m games room/gym with its own water views. Imagine the possibilities - games room, home gym, rumpus room, workshop or the ultimate retreat for teenagers and guests.

Outside, the 603m² low-maintenance block, clifftop reserve backdrop and firepit area complete the picture.

Why you'll love it

• Beautiful ocean views from almost every room
• 603m² block adjoining a clifftop reserve
• Self-contained downstairs living with reverse cycle A/C - ideal for multi-generational living
• Internal staircase connecting both levels
• Spacious open-plan upstairs living
• Generously sized bedrooms, master upstairs with views and reverse cycle A/C
• Full-length front and rear decks
• Huge 4.3m x 8.7m garage with electric car charger
• 2.7m-high garage clearance with roller doors at both ends
• Plenty of room for a large boat, caravan or Winnebago
• Massive 7.5m x 6.3m games room/gym
• 4.2m x 6.4m undercover entertaining area
• Low-maintenance gardens and firepit
• Potential holiday rental income
• Furniture available for purchase if required
• Council rates approx. $3,715 per annum

Holiday Let Appraisal:
Peak Season - $3,850/wk
High Season - $3,150/wk
Mid Season - $2,450/wk
Low Season - $1,750/wk

Permanent Rental Appraisal: $740-$760/wk

And the location? Hard to beat.

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Just 1 minute to Maloneys Beach, 3 minutes to Long Beach and approximately 7 minutes to Batemans Bay's shopping, cafés, marina and foreshore. Canberra is around 2 hours away and Sydney approximately 3.5 hours.

Properties offering this combination of ocean views, flexible living, enormous garaging and lifestyle space are incredibly hard to find. If you've been dreaming of owning your own piece of the coast, this could be the one you've been waiting for.

Come and experience 107 Northcove Road for yourself - but don't be surprised if you don't want to leave! Call to arrange an inspection at your earliest opportunity.

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.

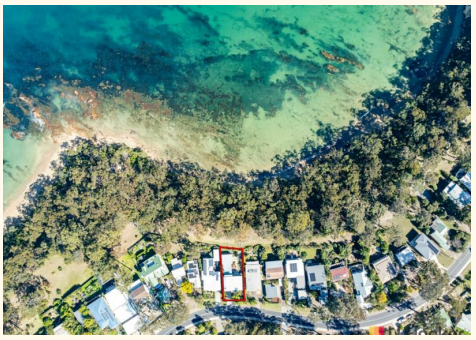
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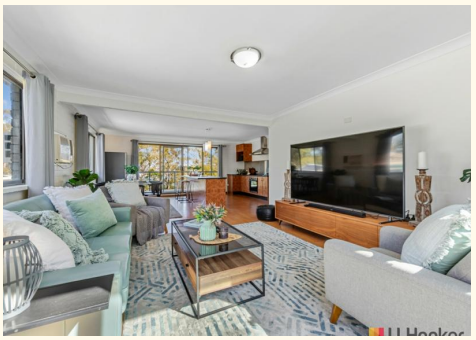
Property ID	12Y0F8F
Property Type	House
Land Area	603 m2

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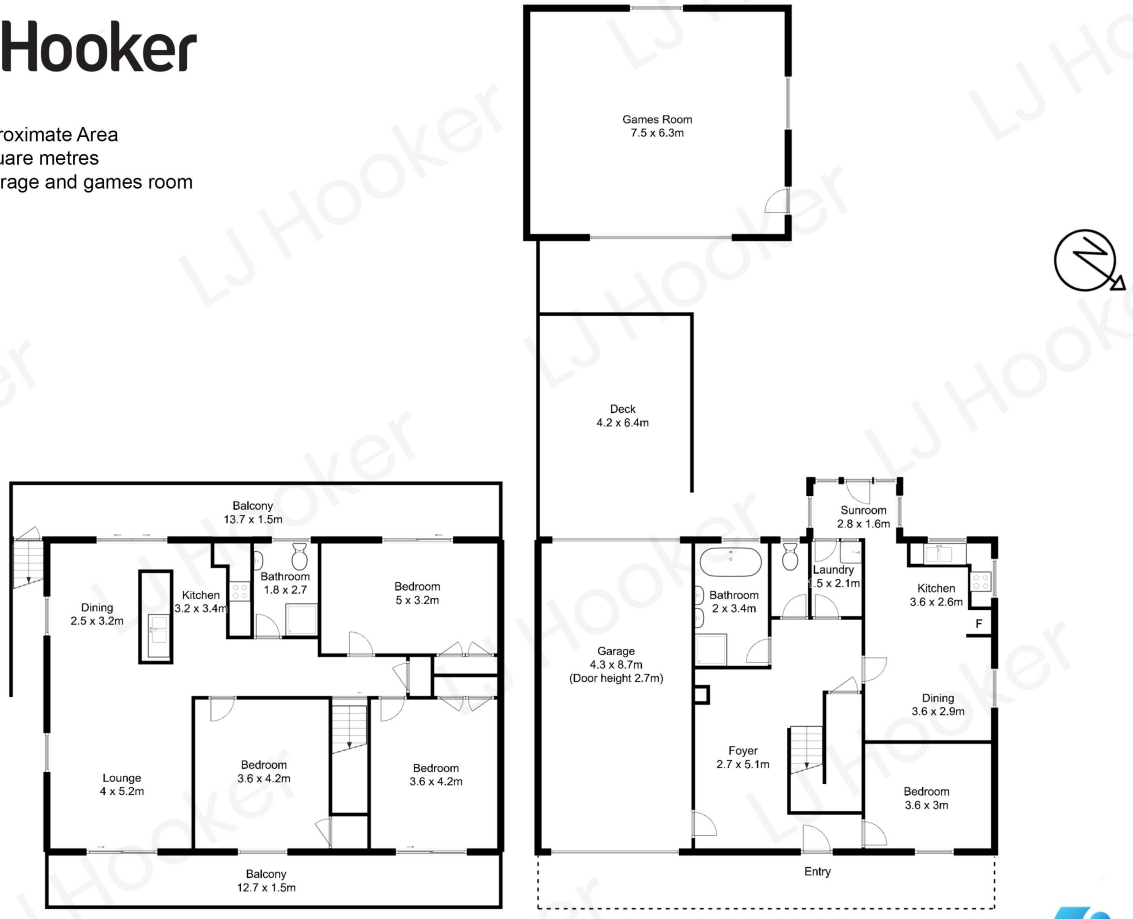




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Total Approximate Area
349 square metres
Including deck, garage and games room



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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