



11 Long Beach Road, Long Beach

LIVE THE LONG BEACH LIFESTYLE

Thoughts of a home near the beach on your mind, but they are all too expensive? Well, take a look at this gem.

The sands of Long Beach are around 960 metres down the road, or the ever-popular Maloneys Beach is just over 1.5km from the property - all this for less than \$700K. Whether it's morning walks, a quick swim, fishing, or simply enjoying that relaxed coastal feel, this location offers the lifestyle without the heavy price tag.

The home itself is light, bright and airy, with pleasant bush views to the rear and a lovely sense of privacy. It features a downstairs rumpus/living area with laundry plus a drive-through single garage, adding handy extra space and flexibility.

Upstairs are three bedrooms, all with decent-sized B/I robes, a three-way bathroom, and an open-plan kitchen, dining and lounge area which opens up to covered decks front and back via sliding doors. This creates a great indoor-outdoor feel, with places to sit, relax and enjoy the natural surrounds.

There is a second set of stairs externally that provides another access

3 2 1

FOR SALE

Please Call

AGENTS

Rob Routledge

0414 235 976

rroutledge.batemansbay@ljhooker.com.au

AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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.



point to the rear deck. This is fitted with an electric stair elevator, handy for walking-impaired owners or visitors, and a thoughtful feature that adds real practicality.

The good-sized block flows out to a pretty bush area, creating a feeling of space and privacy - a great backdrop whether you are entertaining, relaxing, or just enjoying the quiet.

The main CBD of Batemans Bay is less than a 10-minute drive to all the major shops and facilities, so no matter if you are a first home buyer, a downsizer, or someone looking for that desirable holiday home, this property ticks the boxes - all at a desirable price point.

The home will be sold with the existing furniture and whitegoods, so don't hesitate. It will go under offer quickly, I believe.

MORE DETAILS

Property ID	12WJF8F
Property Type	House
Land Area	797 m2
Including	Air Conditioning

Rob Routledge 0414 235 976

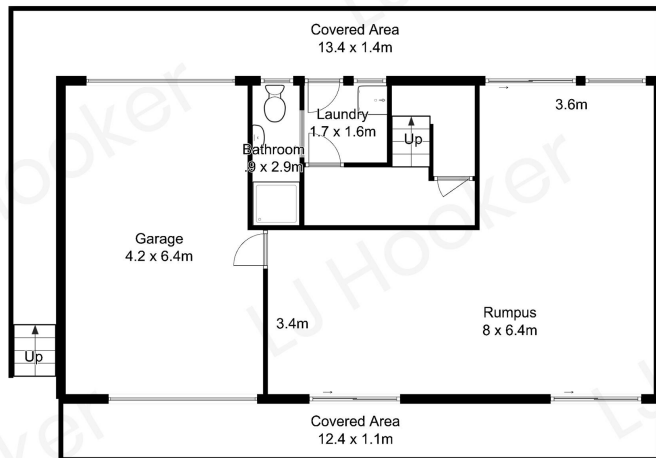
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | rroutledge.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

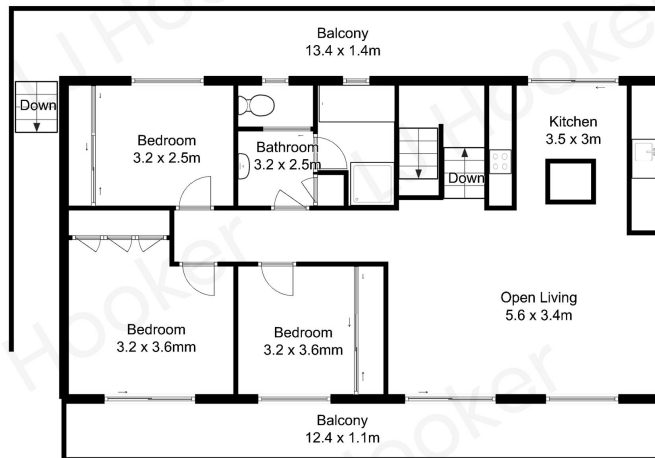
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Total Approximate Area
204 square metres
Including balconies and garage



Entry Level



Upper Level

All measurements are approximate and are intended as a guide only