



14 Sandy Place, Long Beach

Ultimate Absolute Beachfront Living !

AUCTION CANCELLED - OFFER ACCEPTED PRIOR TO AUCTION

Welcome to the ultimate beach house - a rare, absolute beachfront property positioned approximately 20 metres from the sand in a tightly held blue-chip location. With uninterrupted ocean and beach views enjoyed directly from the deck, this sun-drenched home offers a lifestyle most only dream of. Bathed in natural light and filled with charm and elegance, the home features two bedrooms, including a master with ensuite (not Council approved), plus an additional sitting room currently used as a comfortable third bedroom. A second bathroom and laundry add practicality, while the modern, easy-care kitchen flows seamlessly into the open-plan living area - the true heart of the home.

The open plan living room is framed by floor-to-ceiling glass sliding doors that open onto a spacious timber deck. From here, soak in spectacular ocean views, watch the waves crash onto the shore, or simply relax with a glass of wine as the sun sets over the water. Take the dog for a daily beach walk, enjoy morning swims, build sandcastles with the kids, or entertain friends and family while the ocean provides a breathtaking backdrop - this is coastal living at its finest.

3 2 0

FOR SALE

Auction

AGENTS

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AGENCY

LJ Hooker Batemans Bay

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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

Set on a generous 730 sqm block, the property also offers excellent side access with ample space for a boat, caravan, or additional vehicles. Ideal as a holiday home or high-performing holiday let with strong income potential, the options here are endless. Buy now and enjoy immediately, have the property professionally managed while you're away, or plan ahead to build your dream beachfront residence. For the astute investor, there is also potential to develop further, including a duplex - live in one and holiday-let the other (STCA). It could even be the perfect opportunity for a shared family purchase, creating memories for generations to come.

Holiday Let Appraisal:

Peak Season: \$2,940/wk

High Season: \$2,730/wk

Mid Season: \$2,310/wk

Low Season: \$1,750/wk

Council Rates: \$4,374/yr

Conveniently located just 8 minutes from Batemans Bay's shopping, cafés, marina and foreshore, approximately 2 hours from Canberra and around 3.5 hours from Sydney.

Opportunities like this are exceptionally rare. Don't miss your chance to secure a once-in-a-lifetime absolute beachfront property.

NB: Building & Pest report available on request (Successful purchaser to reimburse vendor on settlement)

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.

MORE DETAILS

Property ID 12SMF8F

Property Type House

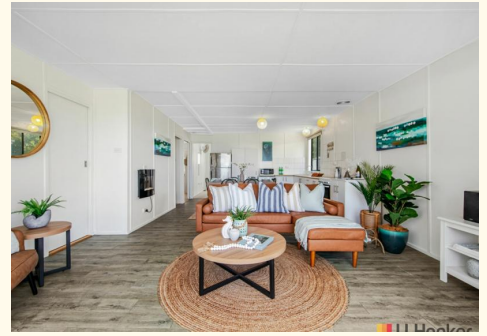
Land Area 730 m2

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Total Approximate Area
132 square metres
Including Deck and Verandah



All measurements are approximate and are intended as a guide only