







24 Henry Place, Long Beach

Peaceful coast sanctuary onto reserve and only 575m walk to the Beach !

Welcome to 24 Henry Place, Long Beach……Securing this magnificent property is, without question, the finest lifestyle decision you will ever make. Positioned in a premier, whisper-quiet cul-de-sac, this home offers a rare blend of classic elegance and a profoundly relaxing atmosphere. It is a sanctuary where absolute peace meets an abundance of nature, promising a rewarding life of comfort, sustainability, and understated luxury.

An Unparalleled Natural Setting

What makes this property truly unique is its seamless connection to the coastline. A gentle, 575-meter walk via a local pathway past the reserve which delivers you directly to the soft sands of the beach.

Situated on a generous 850m² block, the property feels exponentially larger as it flows effortlessly into the surrounding open spaces and nature reserves. The landscaped grounds showcase a stunning combination of Australian natives, vibrant flowering blossoms, manicured hedges, and productive fruit trees.

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FOR SALE
Price Range: $899,000-$920,000

VIEW
Sat 21st Nov @ 2:30PM - 3:00PM

AGENTS
Karen Van Der Stelt
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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.

Start your mornings on the expansive, undercover timber viewing deck. This sweeping alfresco space overlooks a lush, leafy escarpment and offers a beautiful glimpse of the glittering ocean. Sip your morning coffee in complete tranquility as local King parrots regularly arrive to say hello. It is a therapeutic daily ritual that sets this home completely apart.

Elegant, Sun-Drenched Interiors

Inside, the residence boasts a classic design focused on bringing the outside in. An abundance of large windows and glass sliding doors flood the home with natural light and frame the verdant gardens. Beautiful, genuine repurposed Spotted Gum flooring flows elegantly throughout, adding rich character and warmth.

The thoughtfully designed layout features:

• Dual Living Zones: Distinct formal and informal living rooms, equipped with reverse-cycle air conditioning for perfect year-round comfort.
• Gourmet Open-Plan Heart of the Home: A timeless, light-filled kitchen featuring a gas cooktop and electric oven, complemented by a dedicated, separate dining area for entertaining.
• Three generous bedrooms plus a study/library that can easily serve as a fourth bedroom. The master bedroom is a peaceful haven featuring walk in robe and a private ensuite, a reverse-cycle air conditioning.
• Double remote lock up garage with spacious cupboard and sewing nook, copious amounts of storage space including under house storage.

Sustainable Luxury & Self-Sufficiency

Built for the future, the home seamlessly integrates high-end eco-credentials with luxury living. A premium 24-panel solar system with battery storage ensures energy efficiency, while two 10,000-litre water tanks keep the manicured gardens and fruit trees flourishing year-round.

A Blue-Chip Lifestyle & Community

Located in the tightly held enclave of Long Beach, this property offers an idyllic coastal lifestyle for families and retirees alike. Imagine a daily routine where you can walk the dog along the shoreline at sunrise, or take a refreshing ocean swim before work in the summer months.

Holiday Let Appraisal:
Peak Season - $2,695/wk
High Season - $2,415/wk
Mid Season - $1,855/wk
Low Season - $1,575/wk

Permanent Rental Appraisal: $670-$710/wk

Council Rates: $3,264/yr

While you will feel a world away from the hustle and bustle, absolute convenience is at your doorstep:

• 7 minutes to the Batemans Bay shopping precinct, boutique cafés, marina, and foreshore.
• 2 hours to Canberra.
• 3.5 hours to Sydney.

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Opportunities of this calibre-combining a blue-chip cul-de-sac location, reserve access to the beach-are exceptionally rare. Investing in this property is more than a property purchase; it is a definitive investment in your health, happiness, and future.

Now is the time to make the best decision of your life. Contact Karen today to arrange your private viewing at your earliest convenience.

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

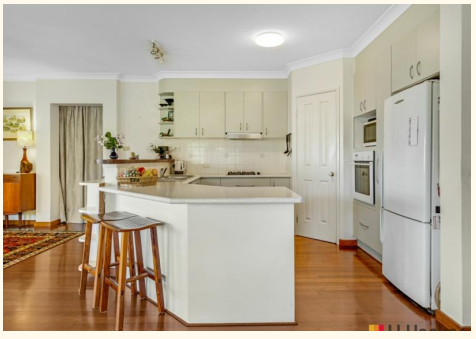
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Property Type	House











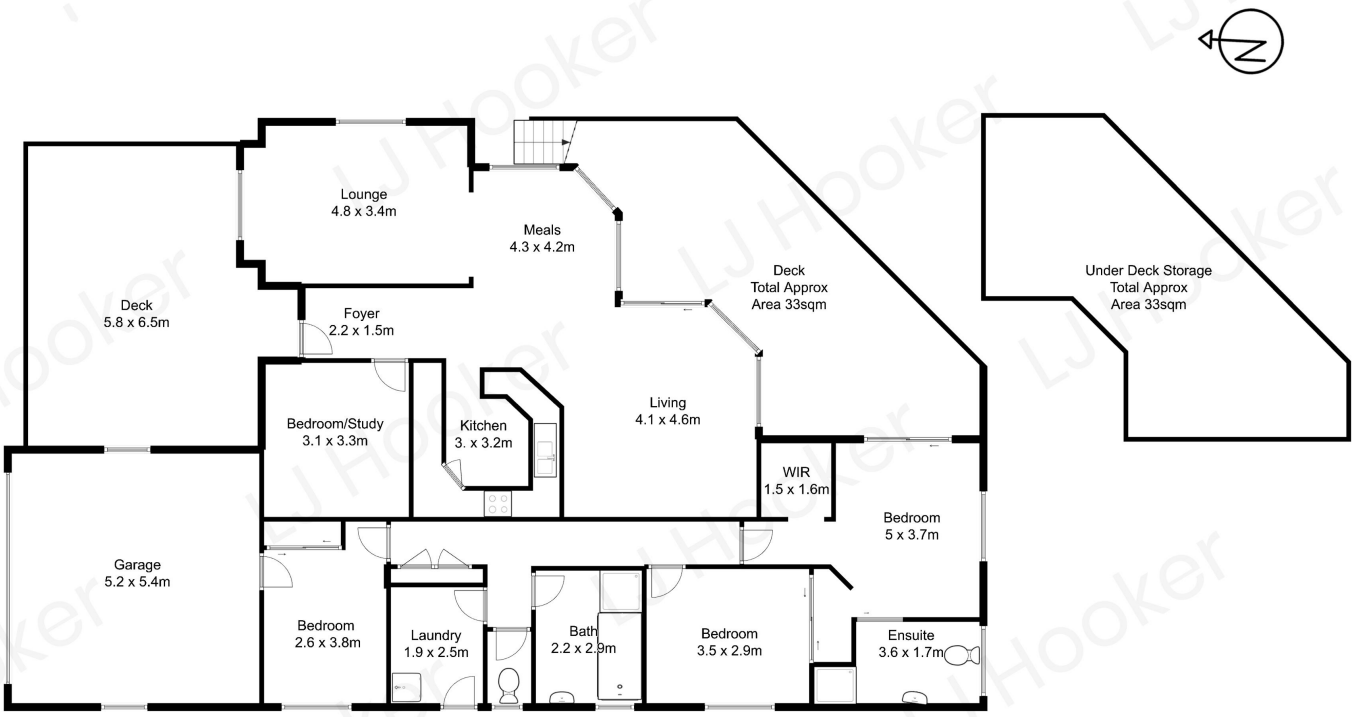
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Total Approximate Area
250 square metres



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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