







3 Michener Court, Long Beach

THE SURPRISE PACKAGE

Facing the street, this home presents as a neat modern design, giving little away about what lies within with 378 SM of home plus 52 SM under floor storage this is a generous home with all the bells and whistles you are looking for. The real surprise comes when you walk through the front door - a bit like the Tardis, it opens up into a substantial home filled with quality features and thoughtful design.

The oversized kitchen really is the heart of the home. A central island bench with waterfall stone tops is fitted with soft-close drawers and under-bench power points, while Caesarstone benchtops continue around three sides. Appliances include a 900mm Wolf pyrolytic oven with matching steam oven, Siemens induction cooktop and an AEG dishwasher with lift-up function, all complemented by a generous fridge space with water supply.

One of the multiple living areas flows directly from the kitchen and looks over the 7 x 3-metre heated concrete inground pool. Sitting here, you could easily feel like you are at a resort - except you haven't left home.

Off the main living area is access to the double garage, with a wide electric panel-lift door and level driveway making entry easy, along with a convenient guest powder room.

4 3 2

FOR SALE
$1,650,000 - $1,750,000

VIEW
Sat 28th Nov @ 2:00PM - 2:30PM

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LJ Hooker

Moving further into the home there are two separate purpose-built home offices separated by the media room, a second living space opens through stacker doors to create a seamless connection with the covered outdoor entertaining area. From here, you overlook the tiled concrete pool and out towards the ocean and headland, while an external shower is handy for a rinse-off after a swim.

At the rear of the home are two large independent master suites, each with a stunning ensuite and plenty of storage. Between them is a four-person Italian-made lift which, to my mind, is a piece of art in itself and provides seamless access to the lower level.

Downstairs you will find a large bathroom with separate W/C, two additional bedrooms and a generous living area complete with cabinetry and basin, making this level ideal for guests, extended family or a more self-contained living arrangement if required.

The good-sized laundry, with plenty of storage, is also on this level and opens to the easy-care garden, creating a private space of its own. Under the pool is a large storage area, while timber stairs provide a second access point back up to the pool area.

The home was designed by Involve Design and custom built in 2020 by Sealine Homes, with solar-passive principles and energy efficiency in mind. Features include double-glazed windows where possible, louvres for cross-flow ventilation, Alucobond cladding, slab floor construction to assist with thermal retention, 33 LG solar panels with a 10kW LG battery, ducted R/C air conditioning and additional wall-mounted air conditioning on the lower level.

From the home, it is less than 600 metres by road to the golden sands of Long Beach, perfect for a swim, a walk or trying your luck with a fishing rod. On most days you can hear the waves breaking from the home, a nice reminder of just how close the beach really is, and part of the beach is also dog friendly.

Batemans Bay CBD is less than a 10-minute drive away, so you are out of the rush while still being close and handy to everything.

This is a special home for someone who appreciates a well-thought-out design, quality finishes and a property that has been built to make everyday living easy. It presents as new and, with current building costs, represents good value in my opinion. Best of all, there is no waiting to build - it is ready to move into and enjoy your own piece of paradise.

Special features:
• Heated Pool
• Solar Power + Battery
• Alarm System
• Electric Blinds

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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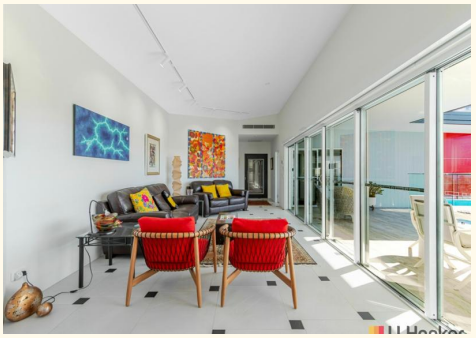
MORE DETAILS

Property ID	11QFF8F
Property Type	House
Land Area	698 m2
Including	Study
	Air Conditioning
	Ducted Heating
	Alarm
	Intercom
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank
	electric blinds











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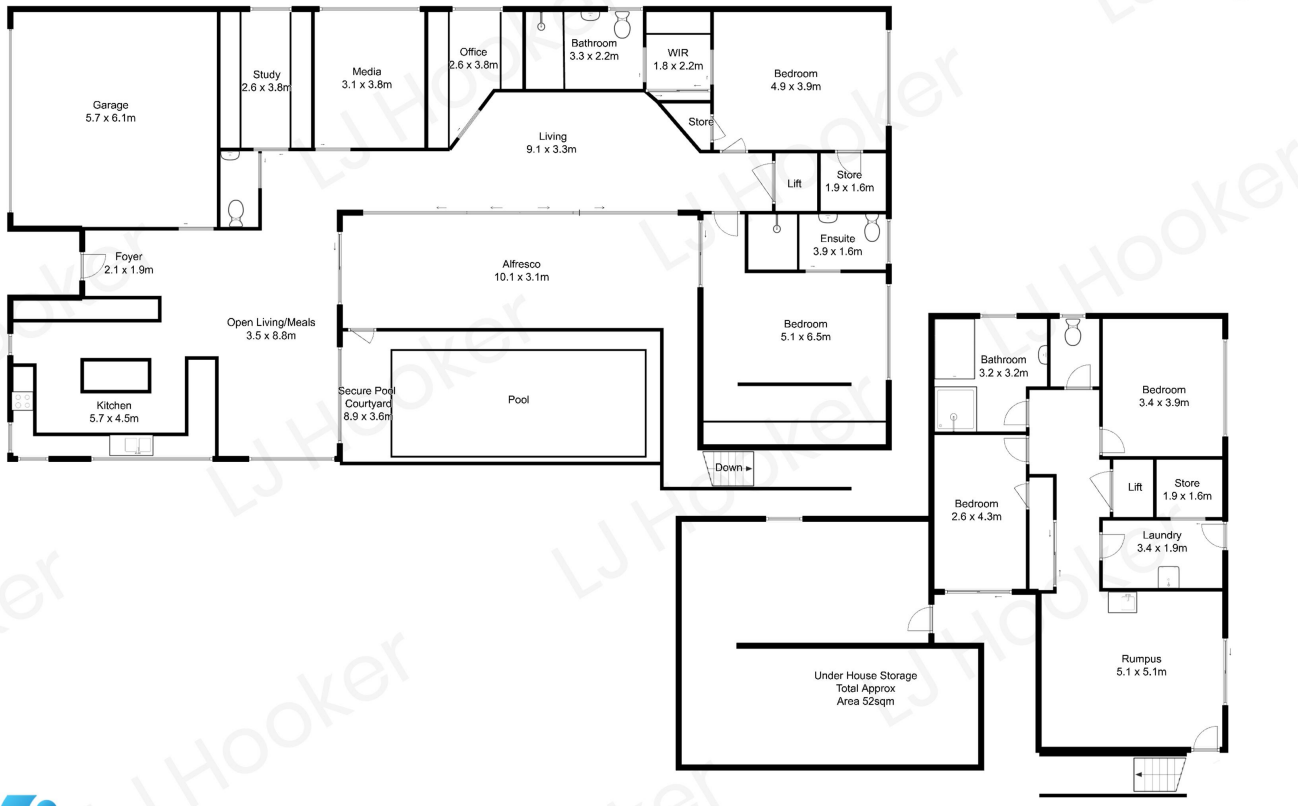
Total Approximate Area
378 square metres
+
52sqm Under House Storage



SOUTH coast pix

All measurements are approximate and are intended as a guide only

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