



342 Cullendulla Drive, Long Beach

## Looking for Something Truly Unique? Cathedral Ceilings, 4.2 acres-2mins to the Beach !

Set on a blissful 4.2 acres of peaceful natural bush escarpment, this exceptional home offers space, privacy and absolute tranquility, all within 2 minutes of the beach and local amenities. If you've been dreaming of a lifestyle property that blends nature, convenience and generous proportions - this is the one.

From the moment you step inside, the soaring cathedral ceilings instantly create a sense of scale, light and airiness throughout the home. The expansive living area offers comfort year-round with reverse cycle air-conditioning, a fireplace and plantation shutters. A separate dining room connects seamlessly to the open plan kitchen, complete with walk-in pantry and plentiful storage.

Accommodation consists of four generous bedrooms, each enjoying the height and drama of the cathedral ceiling design continued through the hallways. Internal stairs lead down to a spacious rumpus room - perfect for family gatherings, a home gym, or keep the snooker table as part of your dream games room! This level flows through to a large double garage for secure parking and storage.

4 2 3

**FOR SALE**

\$1,099,000

**VIEW**

Sat 11th Apr @ 10:00AM - 10:30AM

**AGENTS**

Karen Van Der Stelt

0413 221 504

[kvanderstelt.batemansbay@ljhooker.com.au](mailto:kvanderstelt.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.

**LJ Hooker**

Outdoors, the full length verandah frames serene treelined views over the bushland backdrop - an ideal setting to relax. Entertain under the alfresco off the dining and kitchen and immerse yourself in native birdlife and the calming sounds of nature.

There's abundant parking for additional vehicles, caravans or boats, plus a sizable 12m x 6m shed which includes a 6m x 3m a/c hobby room.

Features:

- 4.2-acre lifestyle property surrounded by nature
- Town water and septic tank
- Solar hot water
- High cathedral ceilings throughout
- Fireplace and reverse cycle air conditioning
- Plantation shutters
- Full-length verandah overlooking treetops
- Large rumpus/Snooker/Home gym room
- Huge double garage with internal access
- Additional shed/workshop approx. 12m x 3m with A/C home office/hobby room
- Fruit trees and plenty of parking
- Alfresco entertaining

Permanent rental appraisal: \$720-\$750/wk

Holiday let appraisal:

Peak Season - \$2,240/wk

High Season - \$1,960/wk

Mid Season - \$1,680/wk

Low Season - \$1,400/wk

Council Rates: \$2,134/yr

All this incredible space and lifestyle flexibility represents outstanding value. Just a 2-minute drive to the beach, 7 minutes to Batemans Bay's café and shopping precinct, marina and foreshore, and under 2 hours to Canberra or approx. 3.5 hours to Sydney.

Secure your own slice of the beautiful South Coast today - properties of this caliber don't come along often. Call to arrange your private inspection 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

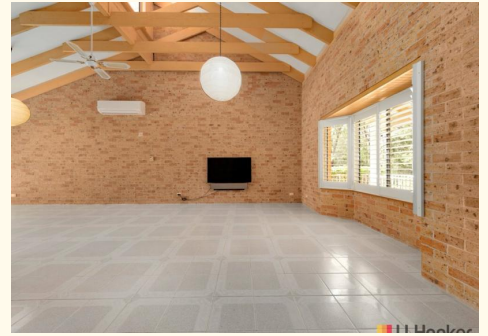
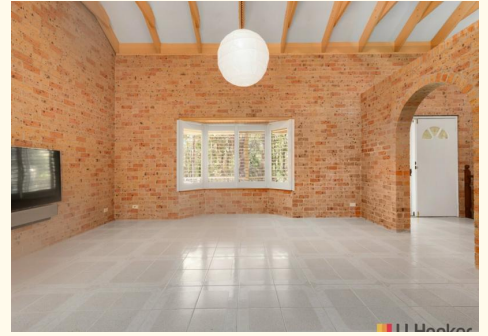
Property ID 12RKF8F  
Property Type House  
Land Area 4.2 acre

### **Karen Van Der Stelt 0413 221 504**

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

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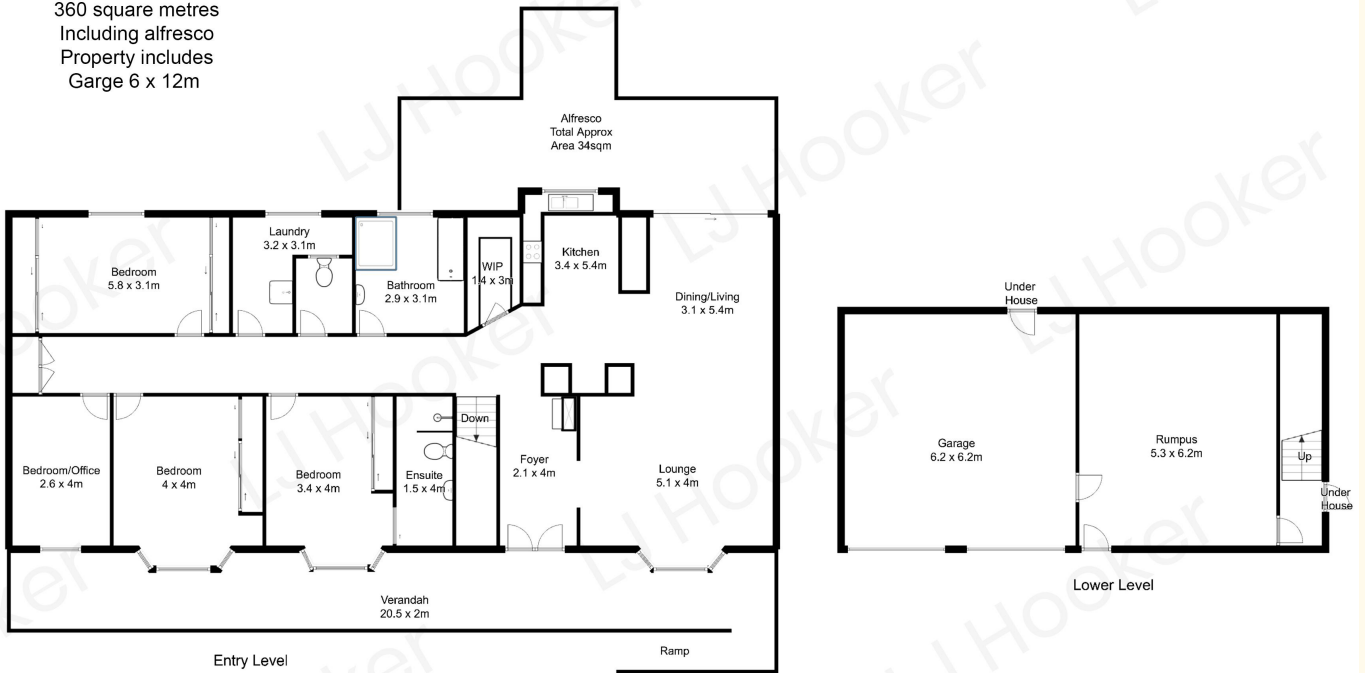
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Total Approximate Area  
360 square metres  
Including alfresco  
Property includes  
Garge 6 x 12m



All measurements are approximate and are intended as a guide only