



## Long Beach, 37-45 Sea Acres Drive

Two Stunning homes on Picturesque 10,000m2 .....2mins to the Beach !

Welcome to 37-45 Sea Acres Drive, Long Beach !

Discover this breathtaking retreat featuring two beautifully designed homes. One complemented by a large self-contained living area, which could be used as a charming granny flat style accommodation. All nestled on expansive, lush acreage complete with a tranquil dam with water lilies and surrounded by vibrant gardens filled with a variety of trees, shrubs and blooming, aromatic flowers offering stunning picturesque views from both home and their viewing decks.

This property offers a perfect blend of luxury and tranquility, ideal for families, nature enthusiasts, or those seeking a peaceful escape. This unique property is being offered to the market for the first time in over 20 years with two families (and at one time 3 families) all living comfortably on the property. For those looking for future potential this could work perfectly as a large Air bnb, for multiple family gatherings, think weddings, anniversaries



**Disclaimer:** 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.



**For Sale**  
\$2,500,000

**View**  
By Appointment

**Contact**  
**Karen Van Der Stelt**  
0413 221 504  
kvanderstelt.batemansbay@ljhooker.com.au

**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

and other social events (STCA) or for a Yoga retreat (the open plan nature of the living room is the perfect space) or art studio. Maybe you would like to live in one of the homes and rent out the other home and granny flat as a great source of income.

Features:

House 1 - Built 1993

- \* 3 bedrooms, master on entry level with large ensuite and walk in robe
- \* Open plan living with timber flooring, light filled with glass doors opening onto stunning viewing deck
- \* 2 story with decks on both levels
- \* Reverse cycle A/C x2
- \* Versatile kitchen
- \* Double lock up garage
- \* Solar panels
- \* 2 x 10,000ltr water tanks and septic tank
- \* 1 x 5,000ltr water tank (garden only)

Granny flat style accommodation

- \* Design is self-contained with its own entrance, offering privacy and convenience with another entry directly into the main house
- \* Huge living room (so large it could work well as a yoga studio) light filled which opens onto spacious viewing deck
- \* Kitchenette/dining area
- \* One generous size bedroom with ensuite and walk in robe perfect for younger or older relatives, visitors or as a rental opportunity
- \* Shared laundry with the house

House 2 - Built 1995

- \* Design is modern architecture with stunning high cathedral windows and raked ceilings, allowing natural light to flood in and providing stunning views of the surrounding landscaped gardens and dam can also be appreciated from the spacious wrap around deck and alfresco
- \* 3 good size bedrooms with built-in robes, master on the first floor with private ensuite
- \* Main bathroom on ground floor for the 2 guest bedrooms
- \* Spacious open-plan living and dining areas
- \* Gourmet kitchen equipped with quality appliances and ample storage
- \* Under house carport and storage
- \* 2 x reverse cycle a/c
- \* 2 x 10,000ltr water tank and septic tank

Outdoor Features:

- 10,000m<sup>2</sup> landscaped expansive lush gardens with established trees, native plants with seasonal flowers adding a lively touch to the landscape
- Picturesque dam, with water lilies simply enjoying the view.
- Ample space for outdoor activities or gardening
- Fire pit and seating area

Council rates: \$1,908/yr

Zoned: R5 Large lot residential and C4 Environmental Living



**LJ Hooker Batemans Bay**  
**(02) 4472 6455**

**Disclaimer:** 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.



(Contract, Holiday let appraisal, Permanent rental appraisal and council file available on request)

Location: Situated in a tranquil setting, yet conveniently located only 8mins to Batemans Bay shopping and cafe precinct, marina and foreshore. Enjoy the best of both worlds - peaceful rural living with easy access to Long Beach, Maloneys Beach 2hrs to Canberra and 3.5hrs to Sydney.

Ideal for families seeking spacious living and a connection to nature, investors looking for rental opportunities or anyone desiring a retreat away from the hustle and bustle of city life. The opportunities are limitless !

Call to arrange a private inspection at your earliest convenience.

## More About this Property

<b>Property ID</b>	129PF8F
<b>Property Type</b>	House

### Karen Van Der Stelt 0413 221 504

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

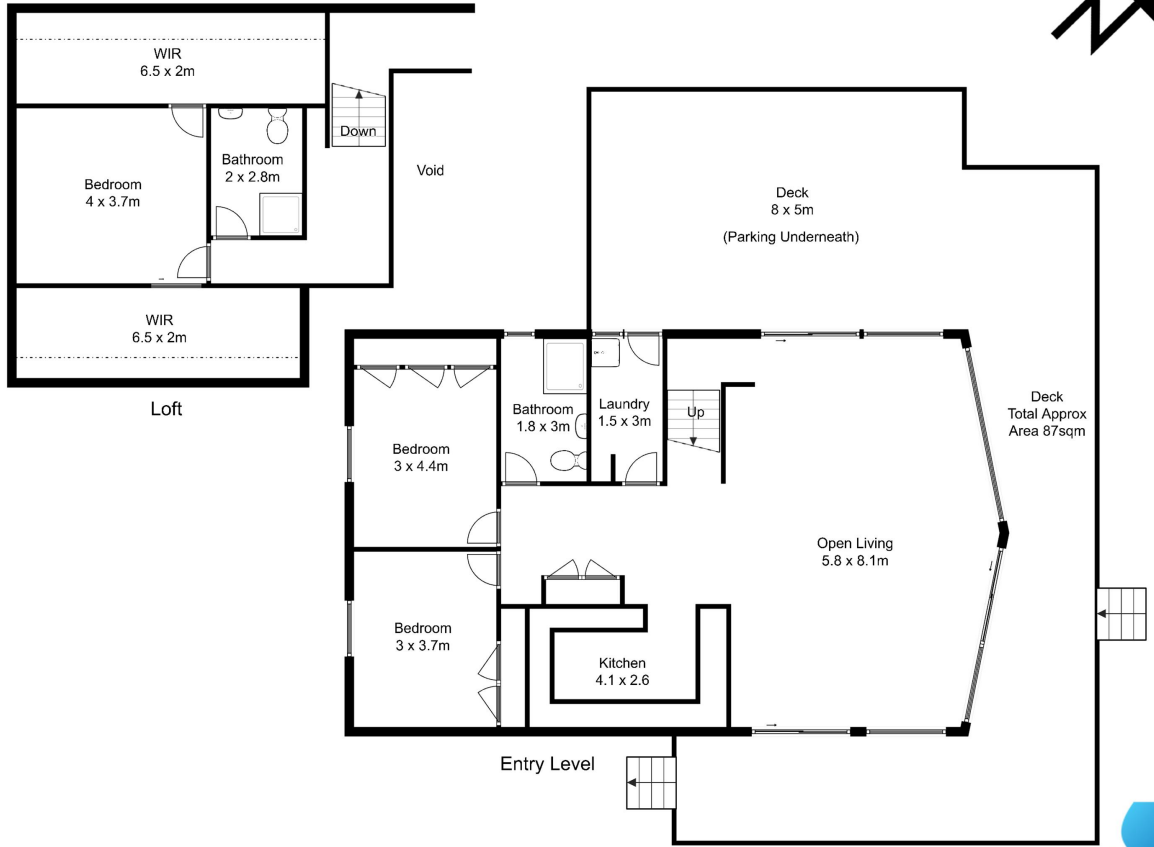
### LJ Hooker Batemans Bay (02) 4472 6455

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



**Disclaimer:** 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 Batemans Bay**  
**(02) 4472 6455**



All measurements are approximate and are intended as a guide only