

50 Courtenay Crescent, Long Beach




## Room to Live, Work and Store It All

50 Courtenay Crescent is a home designed for buyers who need more space-both inside and out, Offering generous proportions and excellent flexibility.

With four well-sized bedrooms, two bathrooms and multiple living zones, the layout provides room for growing families, visiting guests or a dedicated work-from-home setup. The main bedroom is privately positioned and includes an ensuite and oversized walk-in wardrobe, while the remaining bedrooms provide comfortable accommodation with practical storage.

The home's fresh, neutral interiors create an inviting atmosphere, complemented by plantation shutters, reverse-cycle air conditioning and a layout that allows different areas of the home to be enjoyed independently. The solar system also helps support improved energy efficiency and reduced household running costs.

A major advantage is the extensive garaging and off-street parking, providing valuable space for multiple vehicles, a boat, caravan, workshop equipment or additional storage. Established, low-maintenance surrounds complete the package without demanding

4  2  4 

**FOR SALE**  
\$1,250,000

**VIEW**  
Sat 4th Jul @ 11:00AM - 11:30AM

**AGENTS**  
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0419 690 813  
jrush.batemansbay@ljhooker.com.au

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

every weekend.

Located in the peaceful coastal community of Long Beach, the property offers the space and functionality many buyers struggle to find-while remaining within convenient reach of Batemans Bay, local beaches and the surrounding natural environment.

Features:

- Four generous bedrooms
- Main bedroom with ensuite and oversized walk-in wardrobe
- Multiple living areas
- Solar system
- Plantation shutters
- Reverse-cycle air conditioning
- Extensive garaging and off-street parking
- Space for vehicles, boat, caravan or workshop use
- Established, low-maintenance surrounds
- Peaceful Long Beach location

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. Some images have been digitally decluttered by removing personal items. Permanent features remain unchanged.

**MORE DETAILS**

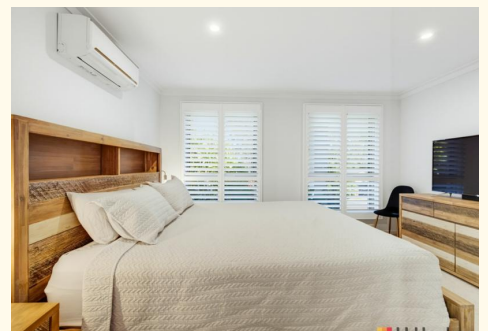
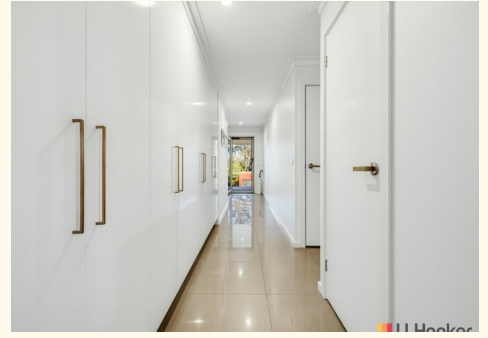
Property ID	12WMF8F
Property Type	House
House Size	181 m2
Land Area	717 m2
Including	Ensuite Toilets (1)

**Jacob Rush 0419 690 813**

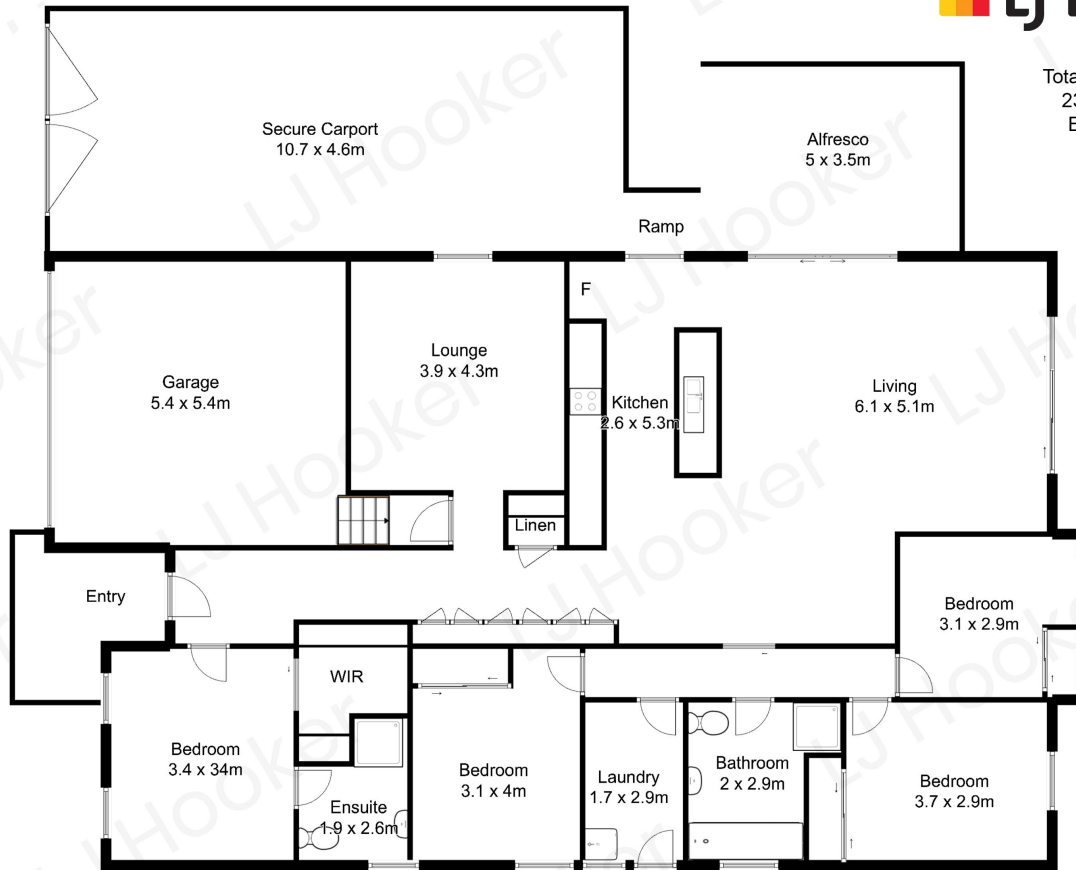
Licensed Real Estate Agent | Auctioneer | Stock & Station Agent |  
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Total Approximate Area  
231 square metres  
Excluding carport



All measurements are approximate and are intended as a guide only

