






8 Seaview Way, Long Beach

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Modern Coastal Elegance with Breathtaking Views

This stunning modern contemporary home, masterfully designed by Darrel Lund and built by award-winning local builder Paul De Winter, offers the perfect blend of style, sustainability, and serenity.

Thoughtfully created to capture sweeping ocean vistas-including the iconic Tollgate Islands, North Head, and the lush green corridors of Long Beach-this residence boasts multiple sun-drenched balconies designed for coastal living at its best.

Tucked away in a quiet, exclusive cul-de-sac, the home enjoys both a strong sense of community and exceptional privacy, thanks to its friendly neighbours and unique location.

Crafted to a high standard of sustainability, the home is oriented to maximise passive solar gain, especially during the cooler months, and is packed with premium modern features.

Property Highlights:

- Beautifully appointed bamboo flooring throughout, with plush carpet in the bedrooms;

FOR SALE
\$1,099,000

AGENTS

Karen Van Der Stelt
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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**

- Light-filled open-plan living with reverse-cycle air conditioning, ceiling fan, and panoramic views;
- Four spacious bedrooms plus two versatile studies-ideal for a home office, library, creative space, or additional guest accommodation;
- Luxurious master suite with walk-in robe, private ensuite, and charming Juliette balcony;
- Four balconies in total, one large undercover deck off the main living area, perfect for enjoying your morning coffee with sunrise and a glass of wine at sunset and one off the dining/kitchen;

Middle level features a generous second living area with a state-of-the-art standalone heater, additional reverse-cycle A/C, a dining area, a designer kitchen with stone benchtops and quality appliances, plus two further bedrooms, large bathroom and separate laundry.

Ground floor offers flexible living with a separate entry, an additional bedroom, living area, kitchenette, and bathroom, ideal for conversion to a self-contained granny flat (STCA).

- Landscaped gardens with an above-ground spa (included in sale)- a tranquil space to unwind and soak in the surroundings;
- High speed internet fiber to the house;
- 9.5kW solar power system with inverter and integrated solar hot water;
- " Under house storeroom, 23,000L water tank, fully fenced 948m² block;
- Large two room workshop set within a low-maintenance garden;
- Tandem carport with ample off-street parking;

Conveniently located just 2 minutes' drive to the beach and only 7 minutes to the Batemans Bay shopping precinct, cafes, marina, and foreshore. Around 2 hours to Canberra and 3.5 hours to Sydney-this is your ideal sea & tree Change.

Don't miss out ! Contact me today to arrange your private inspection. NB: Vendor is open to an extended settlement period or possible rent option if needed.

Council Rates: \$2,942/yr

MORE DETAILS

Property ID 12J1F8F
Property Type House
Land Area 948 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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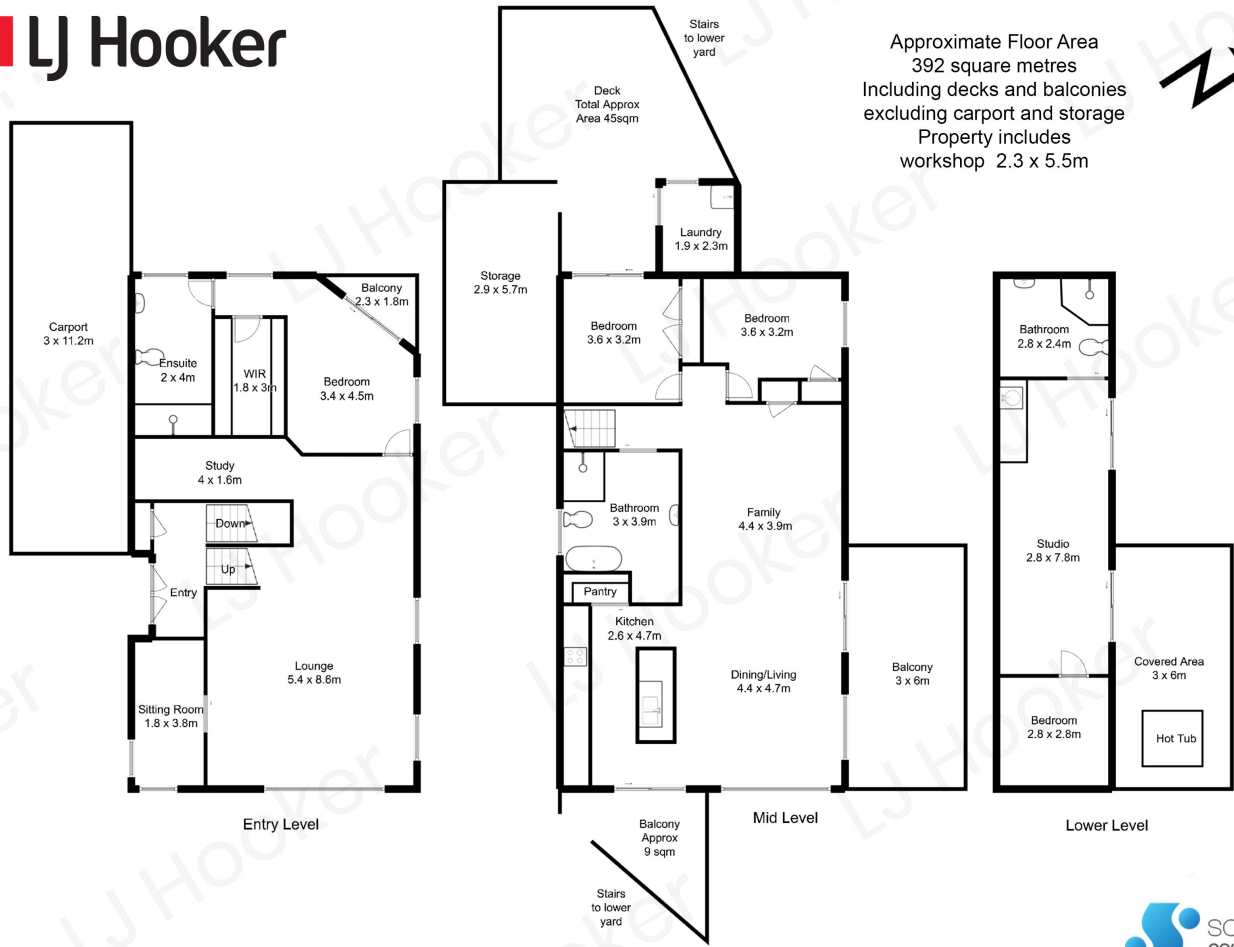
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Approximate Floor Area
392 square metres
Including decks and balconies
excluding carport and storage
Property includes
workshop 2.3 x 5.5m



All measurements are approximate and are intended as a guide only

