



## Long Beach, 8 Tall Trees Place

### PICTURE PERFECT PROPERTY

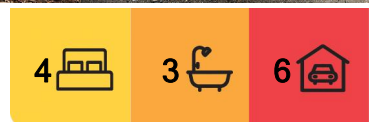
Every now and then, you walk into a property and it's all done just right-and this 4-bedroom, 3-bathroom single-level home is one of them!

Sitting on a cleared, grassed, gently sloping block with frontage to Kettle Road as well as a private entrance off Tall Trees Place, this property is packed with features-almost too many to list! Highlights include:

- Property size: 2 hectares (5 acres)
- Eight fenced paddocks, all with piped water or access to the 2 large dams
- Registered water bore for stock and domestic use with a 22,700L header storage tank and a 1.1kW booster pump supplying the 3 toilets and garden watering. The bore can supply around 5,000 litres per hour
- Three 22,500-litre rainwater tanks for domestic use
- Five-bay shed (20m x 8m) with 3-phase power and concrete floor



**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**  
\$1,235,000

**View**  
[ljhooker.com.au/ZK5F8F](http://ljhooker.com.au/ZK5F8F)

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- Single high-clearance carport, established veggie gardens, firepit area, and a chill-out deck over one of the dams
- 3 reverse-cycle air conditioners and 6 ceiling fans throughout
- 2 instant gas hot water units (situated at the east and west ends of the home)

The home itself was completely renovated in 2019 and is a masterpiece of layout and aesthetics. With a neutral choice of finishes, it will suit all tastes. The kitchen features 40mm stone benchtops, a Smeg oven, induction cooktop, and dishwasher. The main bedroom is privately positioned at one end, offering a generous en-suite with a large walk-in shower, walk-in robe (WIR), and a sliding door connecting to the covered deck area- perfect for your morning coffee while taking in the vista over your picturesque property. Bedrooms two and three have built-in robes and are serviced by a generous main bathroom, complete with a walk-in shower and deep standalone bath. At the other end of the home is what I call the guest wing- a good-sized fourth bedroom with direct access to a combo en-suite/laundry room, perfect for visiting guests or extended family. This room also opens to a private patio area.

Located around a five-minute drive to the family-friendly beaches at Long Beach and Maloneys, and approximately six minutes to Batemans Bay CBD in the other direction, this property would suit a family with a few horses, someone wanting to give their kids room to grow up, or those ready to escape the city to build a new relaxed lifestyle.

And the cherry on top? The vendors are even throwing in a Cub Cadet ride-on mower to help you maintain your new property.

Don't hesitate- this unique property won't last long!

## More About this Property

<b>Property ID</b>	ZK5F8F
<b>Property Type</b>	House
<b>Land Area</b>	2 hectare
<b>Including</b>	Air Conditioning Deck Dishwasher Built-in-Robes 3-phase power to house and shed Instant on demand gas hot water units 2 Ceiling fans

### Rob Routledge 0414 235 976

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |  
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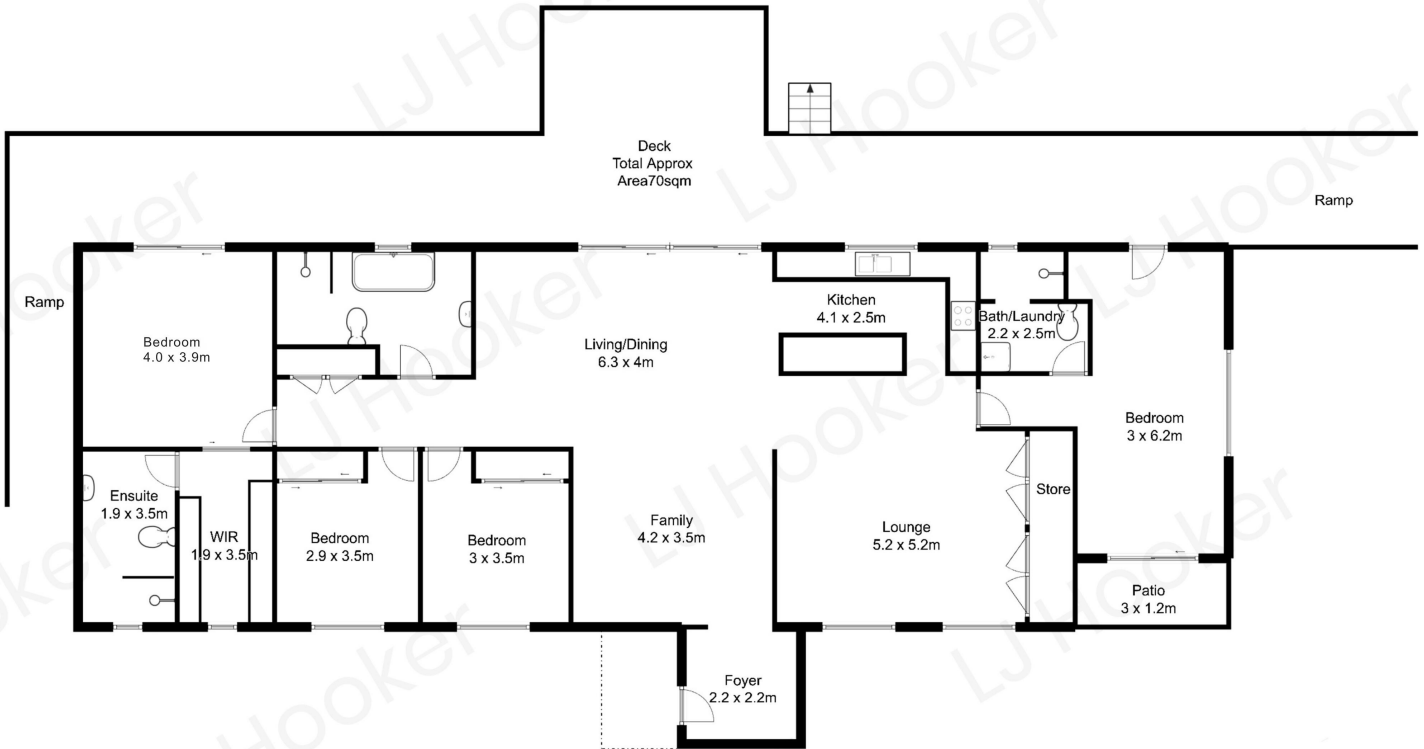
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All measurements are approximate and are intended as a guide only

