

# 43 Courtenay Crescent, Long Beach, NSW 2536



## House For Sale

Monday, 6 January 2025

43 Courtenay Crescent, Long Beach, NSW 2536

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 748 m<sup>2</sup>

Type: House



Anna McInerney  
0410485568

**\$880,00-\$920,000**

Located in highly sought after Courtenay Crescent, this executive-style home is luxurious and comfortable. Single level, open plan design and plenty of room for the family. Featuring 4 bedrooms, 2 bathrooms and double lock up garage, plus a generous under house workshop. A great floorplan completes the picture, only a 2 minute drive to the beach or walking distance to Cullendulla Creek. Property Features: \* High ceilings, beautiful engineered timber flooring and plenty of natural light \* Large open plan kitchen and living area with reverse cycle air conditioning \* Separate dining and second living area \* Generous main bedroom with carpet, ensuite and large walk in robe \* Three additional good sized bedrooms, all with carpet and built in robes \* Main bathroom with shower, bath and vanity, separate powder room \* Enormous outdoor hardwood (spotted gum) deck with BBQ area - perfect for entertaining and alfresco living \* Grassed yard, fully fenced. \* Large under house workshop, storage space \* Double lock up garage with internal access Located 10-minutes drive to Batemans Bay shopping precinct, 2 minutes drive to the local beach, this area offers stunning beaches (dog friendly), fishing spots, and the National Park for bushwalking, mountain bike riding and more. Contact me now for a full Fact Sheet or to arrange an inspection.