

12 Mary Place, Long Beach, NSW 2536



House For Sale

Wednesday, 3 January 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Karen Van Der Stelt

\$1,600,000

Welcome to 12 Mary Place in the beautiful Long Beach neighborhood! This stunning 4-bedroom, 3-bathroom house is the perfect blend of modern elegance and coastal charm. With a spacious layout and luxurious features, this property is sure to impress. As you enter the home, you'll be greeted by well thought out granny flat style accommodation with bedroom, ensuite (with bath, shower and toilet), living room and kitchenette, with superb ocean views perfect for extended guests, Air bnb or family members just needing their own space. Ascending to the first floor you will notice the stunning modern feature lighting and an abundance of natural light. The open concept living area is perfect for entertaining, with a cozy gas fireplace and a seamless flow to the dining room and kitchen. The gourmet kitchen is a chef's dream, featuring high-end appliances, sleek countertops, and ample storage space. With stunning ocean views from the living, dining, kitchen, master bedroom and of course the spacious 3m wide deck with stunning sandstone flooring, perfect for enjoying the sunny weather and relaxing with a hot or cold beverage of your choice. Just imagine.....this could be your new reality. The bedrooms in this beautiful home are generously sized and offer plenty of closet space. The master suite is a true retreat, with a spa-like ensuite bathroom complete with a soaking tub and a separate shower. Imagine waking up to breathtaking views of the coastline from your private balcony. Outside, you'll find a spacious deck and a beautifully landscaped low maintenance terraced back yard with plenty of room for a spa, (power to the rear of the block), lovely gardens or even a veggie patch with year-round sun. The attached garage with internal access provides parking for two cars, ensuring convenience and security.* Bamboo flooring* Cavity sliders throughout* Zoned ducted reverse cycle A/C upstairs and 2 reverse cycle A/C in downstairs (bedroom & Living area)* Quality appliances with induction cook top* Ducted vacuum* Electric blinds* Heated towel rails in main bedroom* Power to the back of the block* 899m² block with panoramic views* Gas fireplace, gas hot water* 3m wide front deck in sandstone* Full length steel frame rear deck* Granny flat style accommodation downstairs Holiday let appraisal: Peak Season- \$3,500/wk High Season - \$2,800/wk Mid Season - \$2,450/wk Low Season - \$2,100/wk NB: Can be sold fully furnished Council Rates: \$3,010.86/yr This property is not only a stunning high-end executive home, but it also offers a prime location with the beach, only 1min in the car or take the dog for a 10min walk. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this impressive home has it all. Only 7mins to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney makes this the perfect 'Sea Change'. Don't miss your chance to own this exquisite property. With a price guide of \$1.6 million, it's an opportunity that won't last long. Contact us today to schedule a private viewing and make 12 Mary Place your new home.