

**76 Cullendulla Drive, Long Beach, NSW 2536**



**House For Sale**

Tuesday, 2 July 2024

76 Cullendulla Drive, Long Beach, NSW 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Karen Van Der Stelt  
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**\$1,250,000-\$1,300,000**

Welcome to 76 Cullendulla Drive, Long Beach! Here you will discover the perfect blend of tranquility and productivity with this charming acreage hobby farm nestled in Long Beach. Spanning 2.64 acres of lush, fertile land, this property offers an idyllic setting for those seeking a rural lifestyle without compromising on modern comforts. Are you looking for a single level home with no stairs? Well no need to worry as this stunning 4 bedroom, 2 bathroom home is modern and meticulously renovated with an internal lift for easy access between the entry and first floor and therefore the perfect family home. The living space upstairs is perfect for a kids or teenagers retreat leaving the parents to relax downstairs. The open layout encourages a seamless flow between the living room and dining area, with glass sliding doors opening onto the spacious alfresco entertaining area complete with pizza oven creating an inviting space for gathering with family and friends or simply enjoying quiet moments by yourself. The Hamptons-style modern kitchen is where traditional elegance meets modern convenience defined by its bright, airy atmosphere and refined details that evoke a sense of coastal luxury. There is plenty of bench space and quality appliances including a 3-oven all in one stove with gas cooktop. The laundry room could also extend as a butler's pantry. The master bedroom is conveniently located on the ground floor leaving all the guest bedrooms and additional bedrooms upstairs off a hallway and second open plan living room. Key Features: - 1.07ha (2.64 acres) Zoned R5 large lot residential (second dwelling permissible subject to Council approval and BAL rating). - Internal lift 200kg capacity for easy access between entry level and first floor. - Reverse cycle A/C in two of the 3 upstairs bedrooms (2 with BIR's) and living room and downstairs living room. - Master bedroom with built-in robes and private ensuite on the ground floor level (fully self contained downstairs). - Hardwood flooring. - Solar panels. - Block out blinds upstairs bedrooms. - Large undercover alfresco area with pizza oven. - Previously a private Art Gallery open to the public there is a large separate workshop/shed which converted could also securely house additional vehicles. - Carport attached to the house with additional sheds for your gardening and animal fodder needs. - Orchard of fruit trees, bee hives and paddock (currently home to 4 family Alpacas). - 85,000ltr water tank, septic. - Tractor and ride-on mower included in the sale. - Council rates - \$1,456/yr. - Permanent rental appraisal -\$725-\$775/wk. Only 2mins drive to both Long Beach and Maloneys Beach, 7mins to Batemans Bay shopping and café precinct, marina and foreshore. 2hrs to Canberra and 3.5hrs to Sydney. Don't miss this rare opportunity to own your own slice of paradise. Whether you're dreaming of a hobby farm, a weekend retreat, or a sustainable living oasis, this property offers endless possibilities. Call me to arrange an inspection at your earliest convenience.