



## 13a Litchfield Crescent, LONG BEACH, NSW 2536

Build Your Dream in a Peaceful Long Beach Setting

**1,703.00 square metres,**

Set in a quiet and well-established pocket of Long Beach, 13a Litchfield Crescent offers an exceptional opportunity to secure a generous 1703 square metre parcel of land surrounded by natural bushland and quality neighbouring homes.

The block is partially cleared and framed by mature trees, providing a balance of usable space and natural privacy. This setting is ideal for buyers looking to design and build a home that blends into its surroundings while enjoying a tranquil coastal lifestyle. The elevated position and leafy outlook create a sense of space and seclusion rarely found so close to the coast.

Located just minutes from Long Beach and Maloneys Beach, this property places you within easy reach of pristine beaches, bushwalking tracks and relaxed coastal living. Batemans Bay is also nearby, offering shopping, cafes, schools and essential services, making this an ideal location for both permanent living and holiday use.

Perfect for buyers looking to build their dream home or a coastal retreat, this Long

**TYPE:** For Sale

**INTERNET ID:** 121P4386

**SALE DETAILS**

**\$440,000**

**CONTACT DETAILS**

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**Rebecca Shepheard**  
0413 580 309

Beach land opportunity combines size, location and lifestyle in one of the most desirable areas of the Batemans Bay region.

Land of this size and setting is becoming increasingly hard to find. Secure your place in this sought after coastal community with Elders Real Estate Batemans Bay.

For further details or to arrange an inspection, contact Elders Real Estate Batemans Bay today.

**DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 1,703.00 square metre

