



Sussex Inlet, 21/33 Berrara Road

Build your Berrara Escape!

Located in the Berrara Waters estate, this parcel of land offers the perfect opportunity to build your own two-storey chalet. Enjoy a beautiful open grassy outlook, with the complex itself set right on the edge of Berrara Lagoon and just a few hundred metres from the stunning Berrara Beach.

Sort your family holidays for life! This is the perfect spot for peaceful getaways, kayaking adventures, salty beach days, exploring nature, or simply soaking up the serenity.

FAQs

1. What are the annual outgoings?

Council Rates: \$1,142.87

Strata Fees: \$2,065.00

Water Rates: \$1,173.00 (plus usage)

2. What is the zoning?



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.



LAND 161.70 m2

For Sale
\$159,000

Contact
Unity Naismith
0421 715 899
unaismith.sussexinlet@ljhooker.com.au

John Naismith
0475 362 647
jnaismith.sussexinlet@ljhooker.com.au

LJ Hooker Sussex Inlet
(02) 4441 2135

Berrara Waters operates under community title with tourist zoning.

3. Can I have pets at Berrara Water Chalets?

No, pets are not permitted.

4. How long can I stay on my property?

Berrara Water Chalets are designated for short-term and holiday use only.

- A lot can be occupied for up to 18 consecutive weeks
- Maximum total stay is 9 months in a calendar year.
- After a continuous 18-week stay, the lot must remain vacant for at least 1 month before being used again.

5. What upkeep am I responsible for?

Owners must maintain their individual lots, including:

- Water and prune plants and plants with your lot and keep gardens and paths weed-free.
- Maintain your home inside and out (repair, paint, manage pest control and clean as needed).

6. Can I build a fence around my lot?

No fences are permitted, either within your lot or on common property.

7. Can I camp, park a caravan, or place a tiny home on my lot?

No. Camping, caravans, campervans, tiny homes, shipping containers or similar structures are not allowed. Only approved chalets are permitted.



More About this Property

Property ID	PP8FAY
Property Type	Residential
Land Area	161.7 m2

Unity Naismith 0421 715 899

Salesperson | unaismith.sussexinlet@ljhooker.com.au

John Naismith 0475 362 647

Salesperson | jnaismith.sussexinlet@ljhooker.com.au

LJ Hooker Sussex Inlet (02) 4441 2135

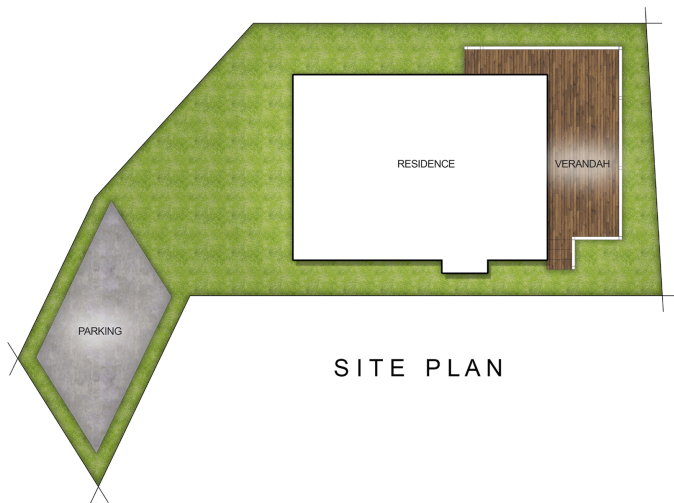
1/159 Jacobs Drive, SUSSEX INLET NSW 2540

sussexinlet@ljhooker.com.au | sussexinlet@ljhooker.com.au



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.

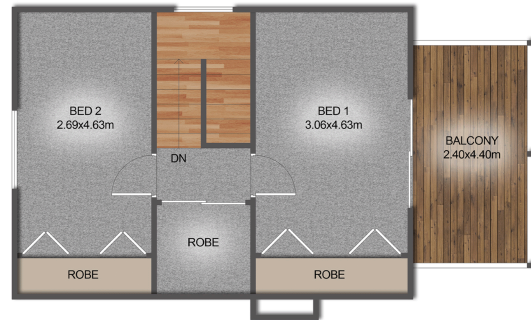
**LJ Hooker Sussex Inlet
(02) 4441 2135**



SITE PLAN



GROUND LEVEL



FIRST LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

21/33 Berrara Road, Berrara



LJ Hooker Sussex Inlet
(02) 4441 2135

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.