



## Berrara, 120 Collier Drive

### Kirby's Berrara Beach House

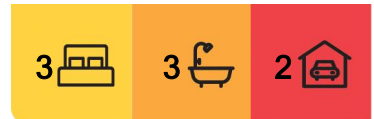
Back on the market after a fresh coat of paint one of our most sought after beach front property's is available again.....

Wake up to the soothing sounds of native bush and waves crashing on the shore. Check the surf from your backyard, then stroll just 50 metres down a private track to Kirby's, one of the area's most popular surf beaches&mdash;perfect for a refreshing morning dip before breakfast. Life truly doesn't get better than this!

This beach house blends old-world charm with modern comforts, framed by beautifully manicured lawns and gardens. Flooded with natural light, the interiors feature limewash floorboards, carefully curated cane, teak, and marble furniture, original Hawaiian and Broadhurst prints, natural textiles, and bespoke macram&acute; and ceramic lighting. Designed for relaxation, this coastal retreat offers resort-style comfort with all the conveniences of home.



**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.



**For Lease**  
from \$720 Per Night

**View**  
By Appointment

**Contact**  
**Jake Carruthers**  
jcaruthers.sussexinlet@ljhooker.com.au

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

The property includes:

- Main house: Two bedrooms, two living areas with ocean views, formal dining and casual eating spaces, plus a 50m<sup>2</sup> protected veranda with an all-weather upholstered lounge, BBQ, and outdoor dining.
- Separate family studio for added privacy.
- One of only 20 properties in the area with direct beach access and ocean views.
- Three bathrooms plus an external shower and toilet.
- Modern amenities: A/C, ceiling fans, espresso & Nespresso machines, SodaStream, dishwasher, microwave, and a large fridge.
- Entertainment: Free Wi-Fi, three TVs, and spacious indoor and outdoor lounging areas.

With multiple nearby beaches, you'll always find the perfect spot to surf, swim, or simply unwind. The lagoon on Berrara's western side is ideal for relaxing, fishing, paddleboarding, or boating, while Swan Lake offers sailing, swimming, and cycling. Local food vans and a charming seaside cafe provide everything from coffee to delicious breakfasts and lunches, with hot pizzas just five minutes away.

Important Information:

- No smoking inside the house.
- No pets allowed indoors.
- Linen supplied (laundry fee applies).

Upon booking we require a security deposit plus credit card details. Once the property is inspected after your departure and no issues are found your security deposit will be released into your nominated bank account via BSB and Account Number and credit card details are destroyed within two weeks.

For details on cancellations, please review our Booking Conditions on the Home Page.

Sleeping Arrangements:

- Main House: 1 x Queen, 1 x King Single, 1 x King Single Bunk
- Studio: 1 x Queen, 1 x Single Bunk
- Occupancy: Maximum 6 adults or 9 guests with children

## More About this Property

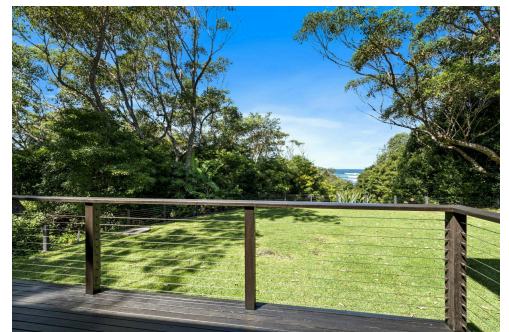
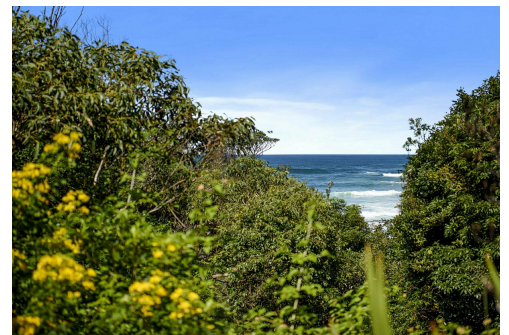
<b>Property ID</b>	PMUFAY
<b>Including</b>	Toilets (2)

### Jake Carruthers

Holiday Manager | [jcarruthers.sussexinlet@ljhooker.com.au](mailto:jcarruthers.sussexinlet@ljhooker.com.au)

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