



Batehaven, 37/414 Beach Road

Permanent living for the Over 55's across the road from Caseys Beach....

Located in the sought after Caseys Beach Lifestyle Village, this 2 bedroom villa presents an exceptional opportunity for permanent living with the park set directly across the road from the beach, the home itself offers a relaxed coastal lifestyle in a welcoming environment.

The villa features a light filled living area with reverse cycle air conditioning and charming genuine cypress pine flooring, adding warmth and character. The two bedrooms offer comfortable accommodation, while the combined bathroom and laundry make for practical living. A timber front deck provides a sunny spot to enjoy your morning coffee or afternoon sea breeze.

The kitchen is ready for a makeover, offering the perfect chance to add your own style and value. With a fresh coat of paint and a little TLC, this villa could truly shine.



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 Sale
Please Call

View
ljhooker.com.au/12J9F8F

Contact
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LJ Hooker Batemans Bay
(02) 4472 6455

Imagine being able to go for a daily walk along the beach or go fishing with the grandkids.
You will also have full use of all park facilities including:-

- Inground Pool
- Children's playground
- Camp kitchen
- BBQ's
- No pets allowed
- Site fees approx. \$185/wk
- Water, electricity and gas additional as per your metered usage.
- No council rates
- No stamp duty on purchase
- You can reside here 365 days a year
- NB: These permanent cabins can not be sub-let and must be owner occupied as per park rules.

Approximately 1.2kms to Batehaven shops, 7mins to Batemans Bay shopping and cafe precinct, marina and foreshores. Around 2hrs to Canberra and 4hrs to Sydney.

Whether you're downsizing, retiring, or simply chasing a seaside change, this is a rare chance to secure affordable beachside living in a fantastic location.

Bring your imagination and a paintbrush-this one is packed with potential and priced to sell!

More About this Property

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|----------------------|---------|
| Property ID | 12J9F8F |
| Property Type | House |

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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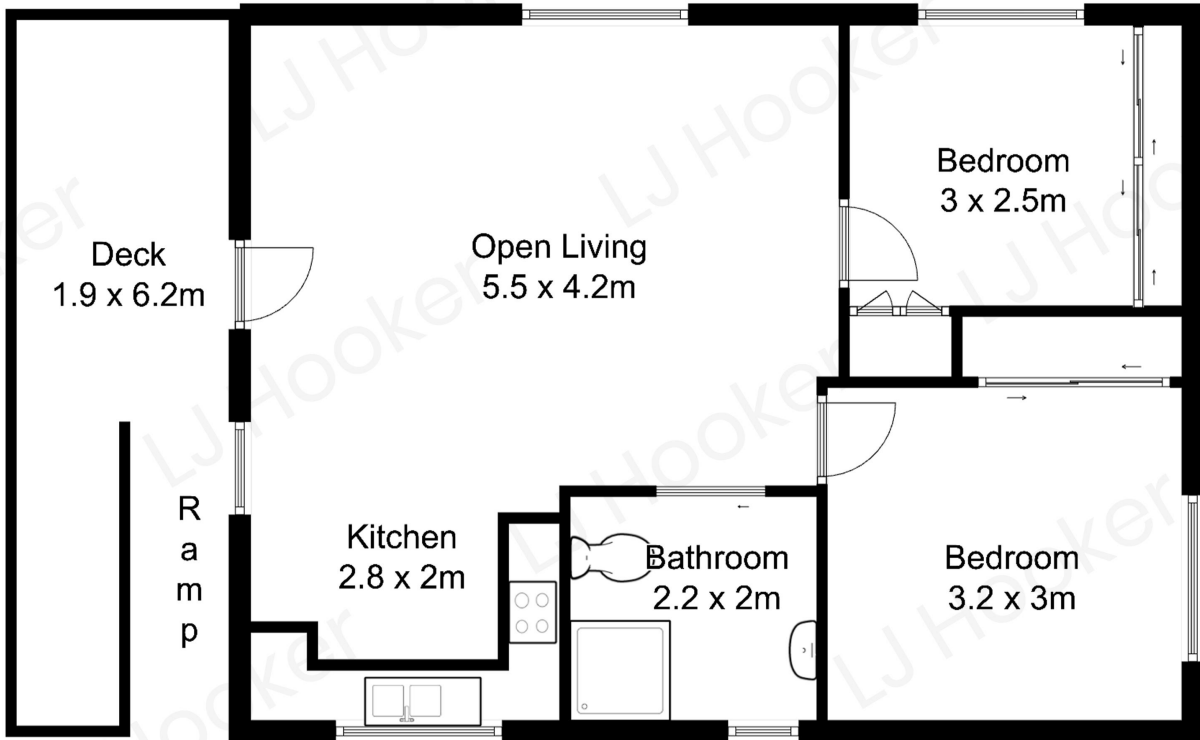
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All measurements are approximate and are intended as a guide only

