



Site 59/49 Old Princes Highway, Batemans Bay

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Permanent Living for over 55's Brand New, Pet Friendly central Batemans Bay Location!

FOR SALE
\$295,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

Only 750m to Batemans Bay shopping and cafe precinct marina and foreshores. This spacious brand new quality built villa could be just what you are looking for. Located in Batemans Bay Holiday Park you have the added benefits of the pool, kid's playground for guests and use of the BBQ facilities. Pet friendly (subject to park approval) and move in ready.

- Generous size bedroom (both with built-in robes and ceiling fan)
- Open plan living room with A/C, fan and sliding glass doors onto a good size alfresco deck
- Modern kitchen with quality Westinghouse appliances gas cook top and electric oven
- Combined internal bathroom and laundry
- Onsite parking/concrete slab next to cabin (You can erect a carport subject to correspondence with management)
- Bus stop over the road
- Site fees of \$165/wk (water, gas and electricity is an additional charge as per usage)
- site managers

NO STAMP DUTY ON PURCHASE

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**

NO BODY CORPORATE FEES OR RATES

NO ENTRY OR EXIT FEES

NB: This property can't be let out privately or airbnb, for permanent residents only.

Approximately 2hrs to Canberra and 3.5hrs to Sydney here is an affordable option to secure your home on the South Coast.
Call for an inspection at your earliest convenience.

MORE DETAILS

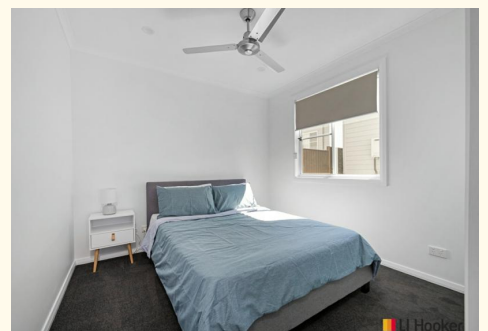
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Property Type House

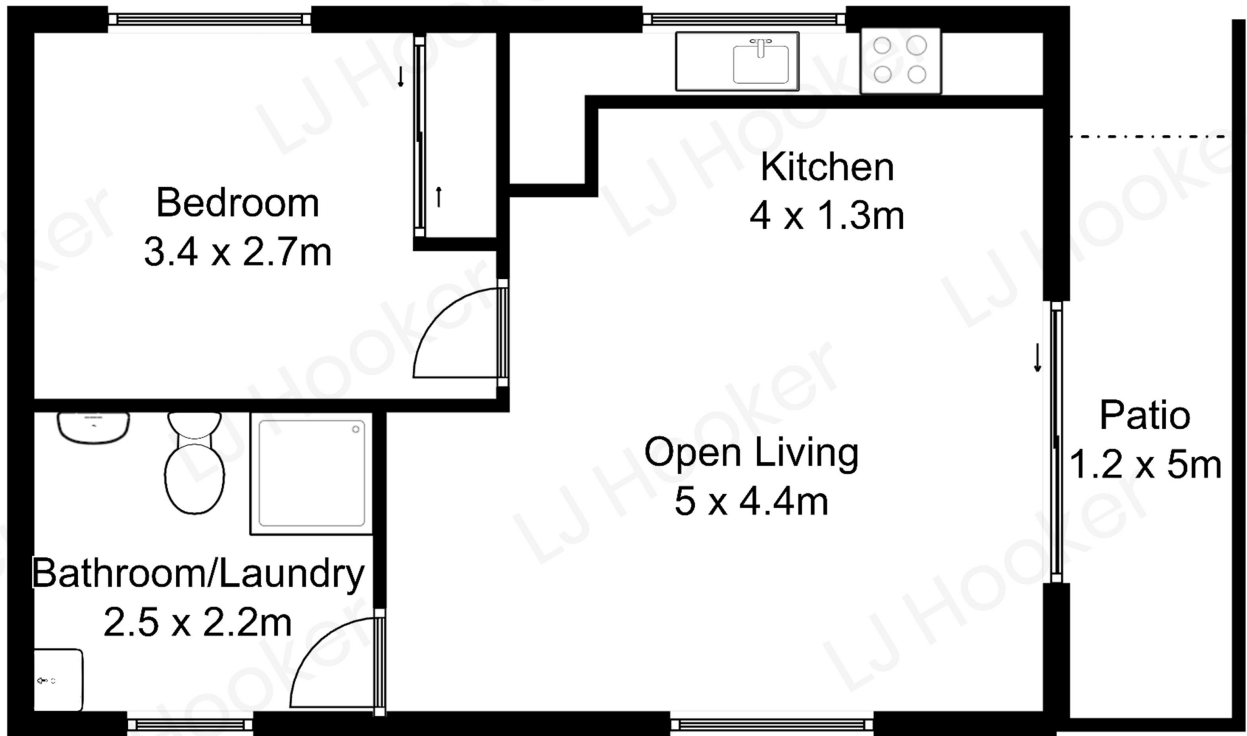
Karen Van Der Stelt 0413 221 504

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