



134/6 Lyttle Street, Broulee

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Holiday cabin in pet friendly park….Direct access to the Beach !

FOR SALE
\$110,000

AGENTS

Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

Welcome to NRMA Broulee Holiday Park where seaside holiday memories are made. Nestled behind the dunes of South Broulee Beach, the sand and the surf are an easy 150m stroll away via private beach access.

Imagine owning your very own property this close to the beach with access to all the facilities a family fun holiday would entail. Just turn up and relax (can use for 180 days a year). This modern, light and bright holiday cabin is the perfect holiday base. Imagine owning your own place in a holiday an NRMA Park with full use of all the facilities. There is a large undercover deck, fully equipped kitchen, good size living room with reverse cycle A/C, two bedrooms with private ensuite, better still it comes fully furnished so this really is an easy decision.

Park Facilities include:-

- Pedal kart hire
- BBQ's
- Bouncing pillow and playground
- Approximately 150m direct access to the beach

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**

- Pet friendly (there is even an enclosed dog playground and pet wash station)
- Kiosk
- Laundry
- Camp kitchen and activities room
- Lagoon style swimming pool

As a holiday home you can use your property for up to 180 days relaxing days a year to come and go as you please. (Cannot be sub-let, air bnb or lived in permanently and as per NSW Park rules needs to be left vacant the remainder of the time).
Park fees \$812.40/mth (approx. \$203.10/wk)

Here to create memories. The kids will spend hours splashing in the sparkling swimming pool, making friends and racing pedal karts or their bikes around in the safety of the park. With a playground for the littlies and the cafes and shops of Broulee village including the Brewhouse for Summer food and local entertainment. South Coast holidays don't get more relaxing than this.

Approximately 2hrs to Canberra and 4hr to Sydney makes this the perfect get away.
Be very quick for this one as they don't last long on the market.....Call for an inspection at your earliest convenience !

MORE DETAILS

Property ID 12HAF8F
Property Type House

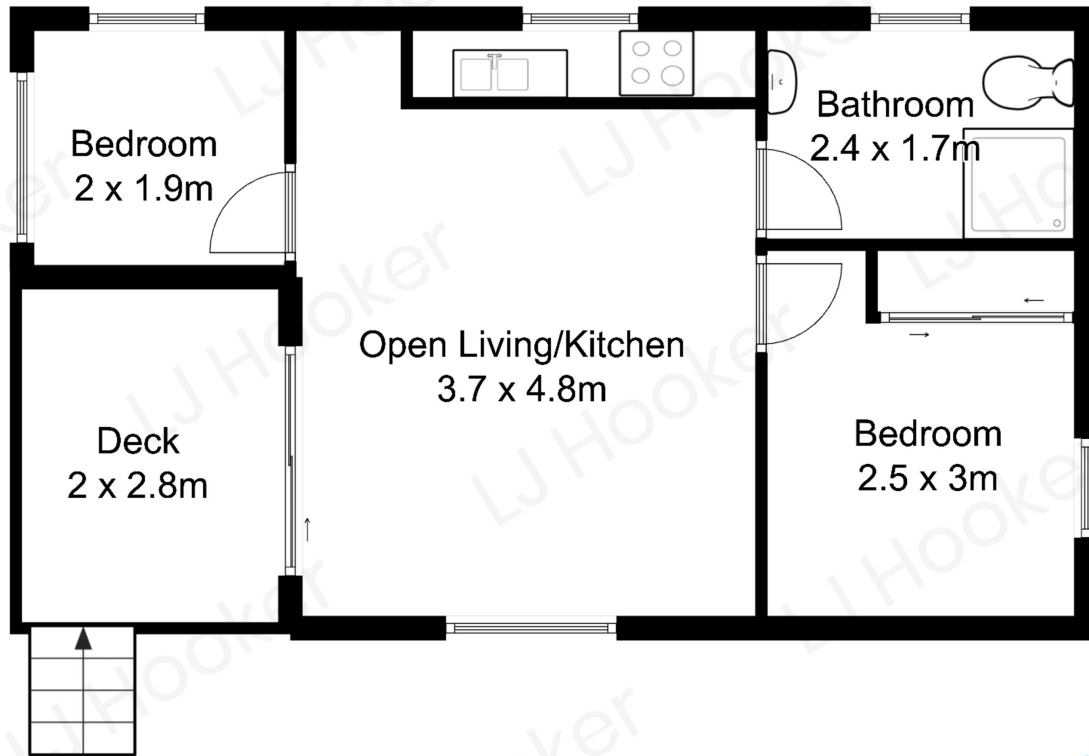
Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au





All measurements are approximate and are intended as a guide only