

1/414 Beach Road, Sunshine Bay

Permanent Over 55's Living - 2 Bedroom Villa Opposite Casey's Beach!

Imagine daily strolls along beautiful Casey's Beach, throwing in a line with the grandkids, or simply soaking up the relaxed coastal community atmosphere. No need to imagine - this could be your new home located within Caseys Beach Lifestyle Village.

Neat, tidy, and perfectly positioned, this well-maintained 2-bedroom villa offers lovely water views from the kitchen, dining area, and both bedrooms. The light-filled open plan living area features reverse cycle air conditioning and a ceiling fan for year-round comfort. The good sized kitchen provides ample bench space and storage, while the combined bathroom/laundry offers practical functionality. A small front verandah provides the perfect spot to sit and relax, with a ramp for easy access and an allocated car space conveniently located beside the villa.

As a resident, you'll enjoy full use of the facilities, including:

- Sparkling in-ground swimming pool
- Community kitchen and BBQ areas - perfect for social gatherings
- Children's playground for visiting family

2 1 1

FOR SALE

\$319,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Batemans Bay

(02) 4472 6455

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**

Additional Information:

- Site fees: \$390 per fortnight
- Water, electricity, and gas charged per usage
- No council rates or stamp duty payable on purchase
- 365-day permanent residency (owner-occupier only - no sub-letting permitted)
- No pets permitted

NB: Some images depict virtual furniture.

Ideally located just 1.2km to Batehaven Shops and only 7 minutes to Batemans Bay's shopping precinct, cafes, marina, and foreshore, this villa offers the perfect balance of affordability, lifestyle, and convenience.

Whether you're downsizing, retiring, or simply ready to embrace easy coastal living, this is an opportunity not to be missed.

Call today to arrange your inspection at your earliest convenience!

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID	12UVF8F
Property Type	House

Karen Van Der Stelt 0413 221 504

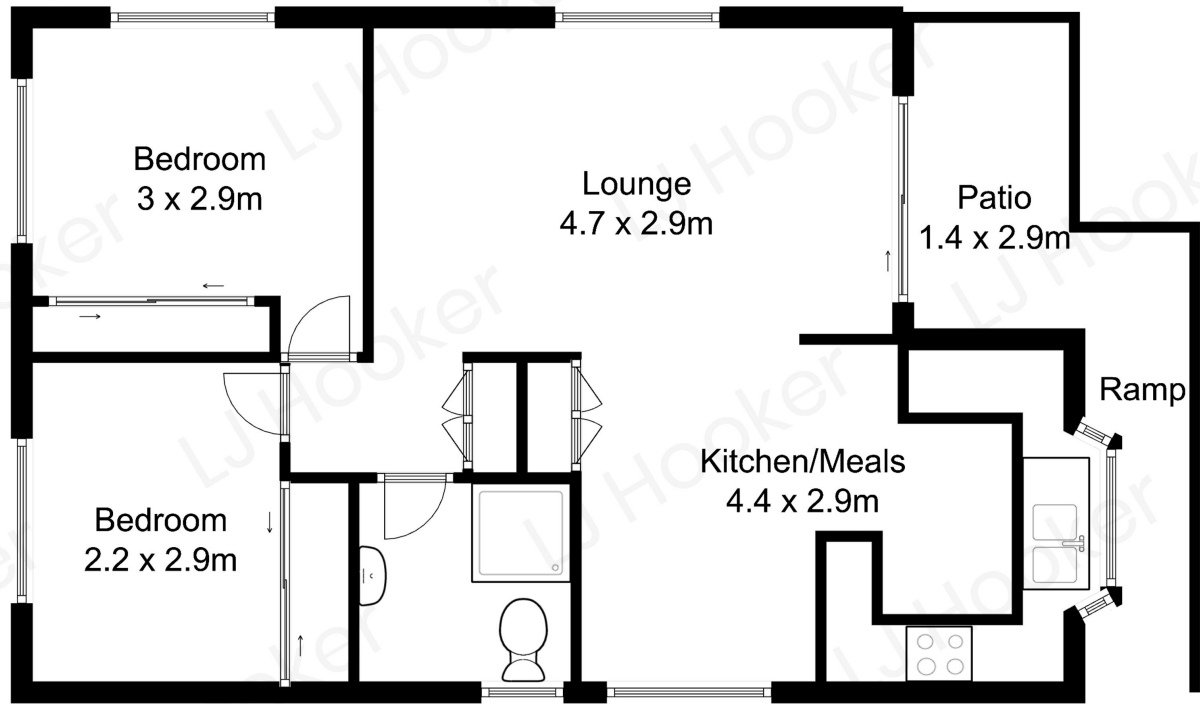
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Total Approximate Area
66 square metres



All measurements are approximate and are intended as a guide only