



 LJ Hooker



Sunshine Bay, 38/414 Beach Road

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

Located in Casey's Beach Lifestyle Village Batehaven, literally over the road from the beach, nestled just a short 150m stroll from the shoreline, this charming two-bedroom cabin exudes a cozy, welcoming vibe and features:

- * 2 Bedrooms (could possibly be changed into one large bedroom)
- * Reverse cycle A/C in living room
- * Modern kitchen with as cooktop, electric oven
- * Large undercover deck
- * Gas hot water
- * Private Bathroom
- * Washing machine connection
- * Large undercover carport
- * Under house storage

Outside, the large deck provides a perfect spot for morning coffee or evening gatherings,

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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
\$265,000

View
ljhooker.com.au/12BEF8F

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LJ Hooker Batemans Bay
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and a sandy path leads directly to the beach, where you can enjoy sunsets, ocean breezes and a spot of fishing. This cabin is a serene getaway, blending comfort with the beauty of coastal living. 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 of \$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 (over 55's)

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 makes purchasing this property an easy decision. Call for an inspection at your earliest convenience.

(Images depict virtual furniture)

More About this Property

Property ID	12BEF8F
Property Type	House

Karen Van Der Stelt 0413 221 504

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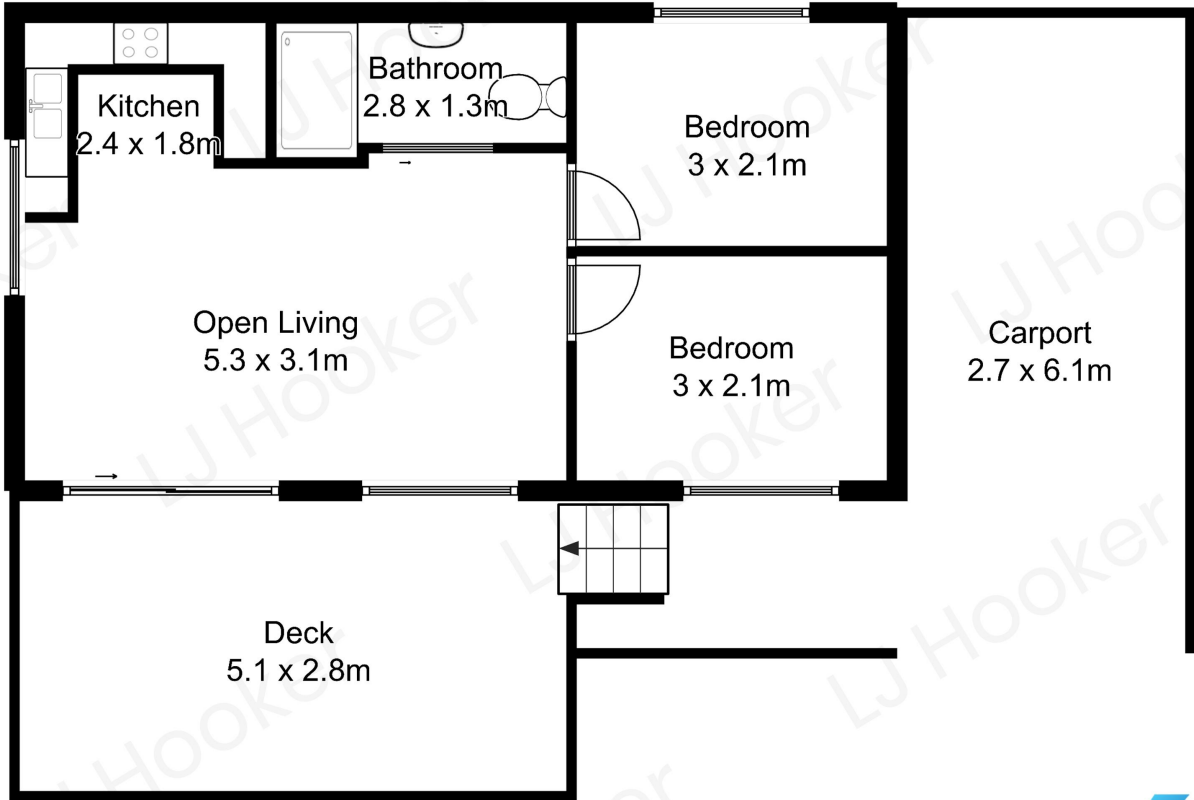
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All measurements are approximate and are intended as a guide only

