



72/414 Beach Road, Sunshine Bay

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## Affordable Coastal Lifestyle - Brand New Over 55's Villa Opposite the Beach !

**FOR SALE**  
\$395,000

**VIEW**  
By Appointment

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Located in the sought-after Casey's Beach Lifestyle Village at Sunshine Bay, this brand new two-bedroom villa offers relaxed coastal living just 150 metres from the beach. Designed for those seeking a fresh start, low maintenance, and an active lifestyle, this is affordable living at its absolute best - all within an unbeatable location most can only dream of.

Step inside to discover light-filled open plan living with high ceilings, quality finishes, and seamless flow to a spacious timber deck perfect for morning coffee or afternoon sea breezes. The modern kitchen features a gas cooktop, electric oven, island bench, and ample storage - ideal for entertaining or easy everyday living.

Both bedrooms are generous in size with built-in robes and ceiling fans, while the combined bathroom and laundry are smartly designed for convenience and functionality.

Features include:

- Reverse cycle A/C and ceiling fan in living area

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**

- Glass sliding door with security screen leading to alfresco deck
- Gas cooktop, electric oven, and instant gas hot water
- Built-in robes and ceiling fans in both bedrooms
- Combined bathroom/laundry with separate toilet
- Undercover carport and under-house storage

Imagine daily strolls along Casey's Beach, throwing in a line with the grandkids, or simply enjoying the relaxed coastal community vibe. As a resident, you'll have full use of the village facilities including:

- Sparkling inground pool
- Additional community kitchen and BBQ areas
- Children's playground

#### Additional Information:

- Site fees: \$190 per week
- Water, electricity, and gas charged per usage
- No council rates or stamp duty on purchase
- 365-day permanent residency (owner-occupier only, no sub-letting)
- No pets permitted

Just 1.2km to Batehaven shops and only 7 minutes to Batemans Bay's shopping, cafés, marina, and foreshore, this villa offers the perfect balance of affordability, lifestyle, and location.

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 an inspection at your earliest convenience but be quick.....Only 2 available !

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                    12NZF8F  
Property Type                House

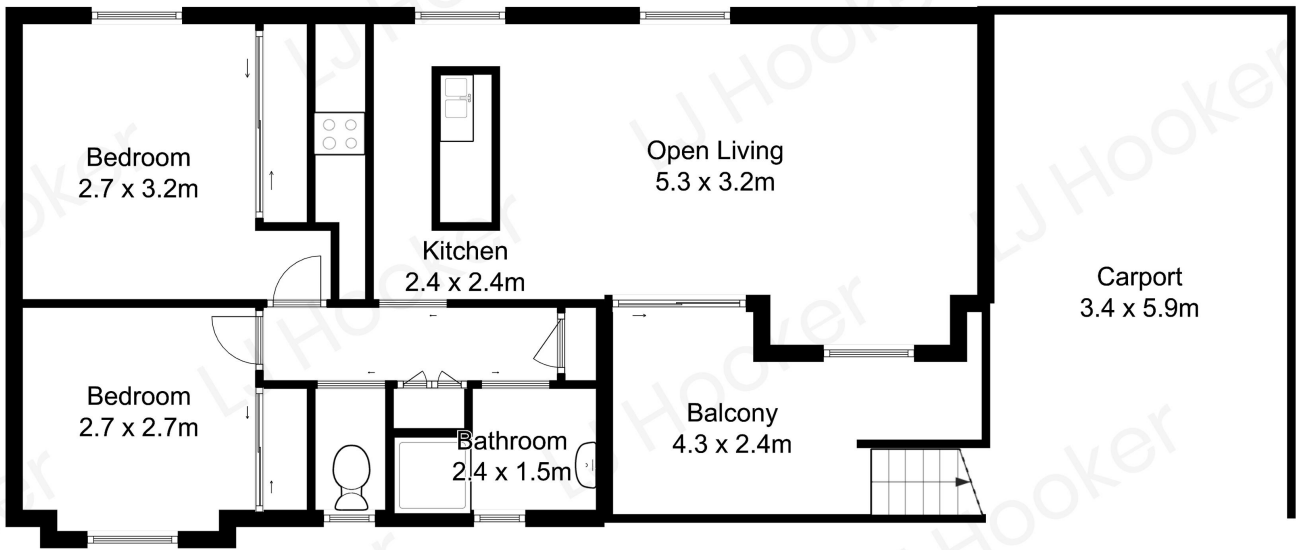
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All measurements are approximate and are intended as a guide only

