






78/414 Beach Road, Sunshine Bay

2  1  1 

Affordable Coastal Lifestyle - Brand New Over 55's Villa Across from the Beach !

FOR SALE
\$395,000

VIEW
By Appointment

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

Located in the sought-after Casey's Beach Lifestyle Village, Sunshine Bay, this brand-new two-bedroom villa offers the perfect blend of modern comfort, relaxed living, and unbeatable location-just 150 metres from the sand and surf.

AGENCY
LJ Hooker Batemans Bay
(02) 4472 6455

Step inside to discover a light-filled open plan living area with high ceilings, seamless flow to a spacious timber deck, and a quality kitchen featuring a gas cooktop, electric oven, island bench and generous storage. Both bedrooms are well-proportioned with built-in robes and ceiling fans, sharing a stylish combined bathroom and laundry.

This is affordable coastal living at its best, ideal for those who still enjoy an active lifestyle but want to simplify and downsize without compromise.

Property Features:

- Reverse cycle air conditioning and ceiling fan in living area
- Glass sliding door with security screen opening to the alfresco

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**

- deck
- Gas cooktop and electric oven
- Built-in robes and ceiling fans in both bedrooms
- Instant gas hot water
- Combined bathroom/laundry with separate toilet
- Undercover carport and under-house storage

Enjoy full use of the park's facilities including:

- Inground swimming pool
- Children's playground (perfect for visiting grandkids)
- Additional community kitchen and BBQ areas

Additional Information:

- Site fees: \$190/week
- Water, electricity, and gas individually metered
- No council rates
- No stamp duty on purchase
- Owner-occupied only (no subletting, no pets)
- Permanent living - 365 days a year (over 55's)

Location:

Approximately 1.2km to Batehaven shops, and just 7 minutes to Batemans Bay's shopping, cafes, marina and foreshore precinct. Around 2 hours to Canberra and 4 hours to Sydney, this is the perfect coastal escape that still keeps you connected.

Imagine morning beach walks, afternoons fishing with the grandkids, and evenings relaxing on your deck listening to the ocean - this is the lifestyle you've worked for.

Call today to arrange your private inspection and start living the dream at Casey's Beach.

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 12P1F8F
Property Type House

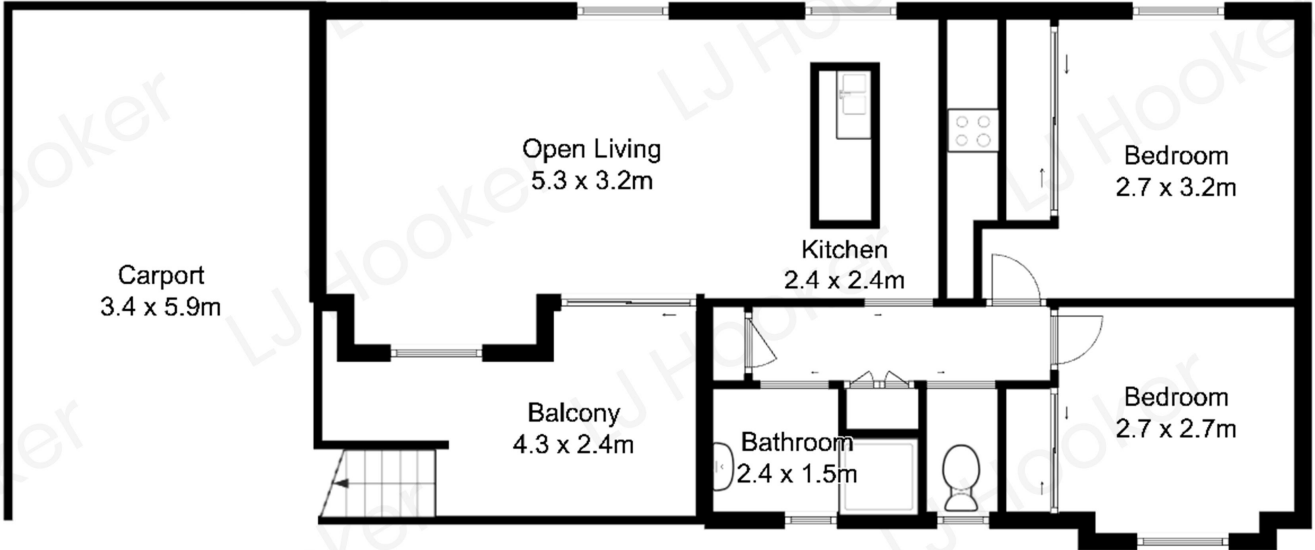
Karen Van Der Stelt 0413 221 504

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

