



28/414 Beach Road, Sunshine Bay

Affordable Coastal Lifestyle - 365 Days a Year Over 55s Villa Just 150m from Casey's Beach

Located in the sought-after Casey's Beach Lifestyle Village at Sunshine Bay, directly opposite Casey's Beach, this beautifully renovated two-bedroom villa offers the perfect blend of modern comfort, relaxed coastal living and an unbeatable location-just 150m from the sand and surf.

Step inside and you'll immediately appreciate the light-filled, open-plan living area, complete with reverse-cycle air conditioning and a seamless flow through to the dining area and renovated kitchen. The kitchen features a modern gas cooktop, electric oven, generous benchtop space for meal preparation and plenty of storage.

Both bedrooms are well proportioned, with a freestanding wardrobe in the main bedroom and a built-in robe in the second bedroom. They share a stylish combined bathroom and laundry.

This is affordable coastal living at its best-perfect for those who want to maintain an active lifestyle while simplifying and downsizing without compromising on comfort or location.

2 1 1

FOR SALE
\$379,000

VIEW
By Appointment

AGENTS

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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.



Imagine starting your mornings with a walk along the beach, spending afternoons fishing with the grandkids, and relaxing on your deck in the evening while listening to the sound of the ocean. This is the coastal lifestyle you've worked for, and, if you're not quite ready to retire, the villa also provides a comfortable and peaceful environment to work from home.

Property Features

- Beautifully renovated throughout-light, bright and welcoming
- Reverse-cycle air conditioning in the living area
- Glass sliding doors opening onto the front deck
- Modern gas cooktop and electric oven
- Instantaneous gas hot water
- Combined bathroom and laundry
- NBN connection
- Quiet position at the rear of the village
- Allocated car space conveniently located right next door
- Sunny outdoor seating area

Enjoy the Village Facilities.

Residents can enjoy full use of the park's facilities, including:

- In-ground swimming pool
- Children's playground-perfect for visiting grandchildren
- Community kitchen
- BBQ and outdoor entertaining areas

Additional Information

- Site fees: \$190 per week
- Water, electricity and gas individually metered
- No council rates
- No stamp duty on purchase
- Owner-occupied only-no subletting and no pets
- Permanent living, 365 days a year
- Over 55s land-lease community

Location

Ideally positioned approximately 1.2km from Batehaven shops and just 7 minutes from Batemans Bay, with easy access to shopping, cafés, the marina and foreshore precinct. Canberra is approximately 2 hours away, while Sydney is around 4 hours, making this an ideal coastal home or lifestyle change while still keeping you connected to everything you need.

Call today to arrange your private inspection and discover your new coastal lifestyle 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 12XNF8F
Property Type Unit

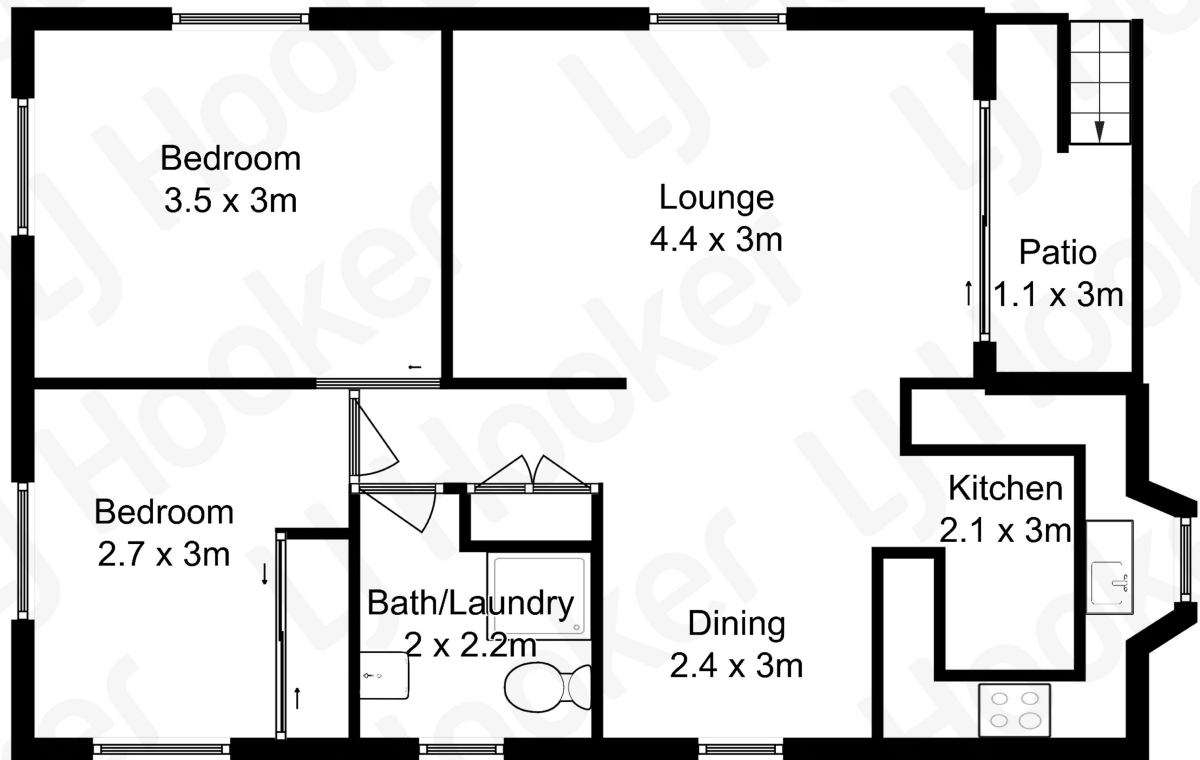
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All measurements are approximate and are intended as a guide only

