



78/414 Beach Rd, Sunshine Bay, NSW 2536

\$395,000

House **2**  **1** 



Affordable Coastal Lifestyle - Brand New Over 55's Villa Acr

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.

Open for Inspection

By Appointment.

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 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

Listed By

Karen Van Der Stelt
Phone: (02) 4472 6455
Mobile: 0413 221 504

