

47/1 Camden St, Ulladulla, NSW 2539

House For Sale

Wednesday, 17 January 2024



47/1 Camden St, Ulladulla, NSW 2539

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: House



MINUS THE AGENT

Minus The Agent Sales
1300797170

400000

Phone enquiry code for this property : 4819 This cute abode is awaiting its new owner! Welcome to Seabreeze Village, a peaceful over 55's land-lease community nestled between Ulladulla CBD and Mollymook Beach in the southern Shoalhaven. A beautiful, well sought-after village surrounded by Millard's Creek Reserve and within walking distance to the famous Bogey Hole (Mollymook) for a safe beach swim. You too, can now have the opportunity for all this to be on your doorstep at an affordable price! House 47 is a beautiful home conveniently located at the top of the village, close to all amenities. It boasts a single length carport with privacy screens, storage shed, and extra garden shed out back. Entry to the house is via a north facing sunroom which welcomes you into a spacious open plan living, dining, kitchen area. Carry on down a small hallway to the 2 bedrooms located at the back of the house for peace and quiet. Both bedrooms have built-in robes. There is one large bathroom and decent laundry space with a massive linen press. Exit the laundry to access the back of the house, with clothesline and nice patio area. This is a low maintenance block with very few steps for anyone with mobility concerns. Residents within the village have access to the inground swimming pool, a multitude of events and activities organized by the residents, access to the community hall and its library, movies, darts, table tennis, kitchen and more. As well as the communal BBQ area, a great space to invite friends and family over for celebrations. Seabreeze Village is a friendly, family run land-lease community centrally located with-in walking distance to Mollymook beach, and Ulladulla harbour, CBD, restaurants, cafes and shops via the Millard's Creek pathed walking path. Only 3 hours from Sydney and 2.5 hours from Canberra, this is an affordable option to secure a home in a highly sought-after area on the South Coast of NSW. Start your retirement right in a great location! NO stamp duty on purchase NO entry or exit fees NO body corporate/strata fees NO rates NO capital gains sharing (it is all yours!) NB: This home is for permanent residents only (preferably owner occupied), no Airbnb or private sub-letting allowed. Weekly rent: \$159; most pensioners will receive rental assistance from Centrelink. Phone enquiry code for this property : 4819