



41, 5 Lyons Road, Sawtell Beach Caravan Park, Sawtell, NSW



"BUSHLAND/SEASIDE HOUSE next door to city-like amenities "

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A small PIECE of PARADISE...very affordable "sea-/tree-change" home

"Palm Cottage" (Relocatable) Longterm 41- SAWTELL BEACH CARAVAN PARK

LOCATION/LOCATION/LOCATION !!!

(Google Earth Co-ords,"FLY TO" :153 05 44e 30 22 22s)

*SMH Weekend Edition Paper... Aug 8-9, 2009:

"Sawtell ...is the most desirable place to move to in country NSW, topping an "amenity index" recently compiled by geographers, based on the attributes sea-,tree-, and hill -, changers seek. The amenity index is about how city people see country ares "from the out side looking in".

Sawtell,a "heritage"holiday haven boasting an inlet to the south,green hills to the west and huge Moreton Bay figs gracing its main street has beaten better known Byron Bay, Jindabyne and Kiama to No 1"...

3 1 1

Price

SOLD

Property ID

100813

The Sawtell Beach Caravan Park is part of a beautiful, large, natural bushland Crown Reserve on the southern bank of the Bonville Creek estuary near the ocean inlet.

LIVE CLOSE TO EVERYTHING!! This holiday park is next door to the public swimming pool, the bowling club and Sawtell village main street (cafes/ clubs /pub /shops/ cinema - 5 mins walk).

The house is also in easy walking distance to : the main Sawtell surf- beach (8 mins walk), artificial grass tennis courts (140 metres), Sawtell 18 hole golf-course (330 metres), estuary fishing/canoeing/swimming/boat-ramp (330 m)

The Toormina Shopping Plaza, Southern Cross University and the airport are all within 10 mins drive.Coffs Harbour is 12 km away. (Bus stop for these centres is a 130 m walk.)

This is the only 3-bedroom home in this popular holiday park:

It has 3 bedrooms (sizes 4m x 3m, 3.5m x 3m : both with mirrored bi robes and 3.4m x 2.6m), bathroom, laundry, sep. wc, Open living/ kitchen area (plus computer/ study alcove) with adjoining covered screened timber deck plus single carport and secured storage under.

This 6 yr established, refurbished relocatable home is nestled on a large end lot in a very peaceful, private pocket of this popular Council caravan park and is well away from holiday campers. The property's immediate surrounds have been extensively landscaped with 90 odd tropical plants (including 17 No Golden Cane palms).

The house has been strategically positioned so that kitchen/living area and screened deck have a northerly aspect and face only natural bushland. This provides exceptional privacy at all times for entertaining and general living.

INCLUDED IN SITE LEASE(site rent): Use of lot and surrounding gardens, full use of park facilities (incl washroom facilities gas bbqs), Council rates (general, water, sewer), weekly garbage/recycling collection, mail collection, maintenance/mowing of extensive parkland beyond LT 41 surrounds.

*There are NIL rates or Body Corporate fees and FREE unlimited water use. (These costs average a total \$10,000 min. p.a. for resort type units in this district)

Current lot rent for LT41 is \$ 88.20 /wk

Under the current park site agreement the house is permitted to be rented out under certain conditions (current park xmas holiday cabin rentals vary between \$ 974.and \$ 2016 per week)

*Buyer maintains full rights to on-sell this property at any time.

*There are NIL conveyancing costs/delays involved. House sale deposit/agreements and site lease transfer are simple processes.

"Sawtell Holiday Kit" available- Owner is moving overseas soon and there is an immaculate brand new sea-kayak /paddle ,a new mountain bike, boogie boards and an original style "windsurfer"/sails etc vgc. (currently stored under) to stay with house (optional of course)...and if not sold previously to house sale.

Property Features:

BEST of ALL WORLDS !!!-the bush, the beach and city -type amenities all in easy walking distance.

11 squares (100m2) of living area plus carport

Reverse cycle air conditioning for open living area

Insect- screened deck with insulated roofing for open air living in summer

3 Overhead fans (2 brs,living)

Gas cooking (rangehood)

Twin Sinks

External lighting

Austar disk

Vertical blinds

Unblemished neutral carpet in living area /2 brs

Exhaust fans in toilet and bathroom

Secured storage under

Some furniture to stay

(optional)

LOCATION LOCATION LOCATION !!!!

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