

**13/107 Crooked River Road, Gerroa, NSW, 2534**



**Villa For Sale**

Monday, 16 December 2024

13/107 Crooked River Road, Gerroa, NSW, 2534

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**

## Affordable living in Gerroa

Meticulously renovated from top to bottom this 3 bedroom affordable home is the ideal property for anyone looking to enter the Gerroa market. Situated within the Gerroa Discovery Park you have all the benefits of the park facilities as well as the comfort of security. Being a permanent site there is no restrictions on how long you can reside at the property. A rare gem as there are only 8 permanent sites with current residents residing here in excess of 30 years.

Some of the many features this property has on offer include:

- 3 good size bedrooms.
- New, Modern bathroom with floor to ceiling tiles.
- New, Modern kitchen with stainless steel appliances, gas cooktop & provisions for a dishwasher
- Separate dining area with bay window
- Huge living area with direct access onto your outdoor entertainment area
- Internal area of 64.1m<sup>2</sup> (approx)
- Downlights throughout
- Reverse cycle air conditioning
- Gas heating
- Internal laundry
- Covered outdoor entertainment area with wall mounted tv unit
- Single carport + additional parking space
- Situated at the mouth of the Crooked River & only a stones throw away from Seven Mile Beach
- Walking distance to Gerroa Fisherman's club, cafe & beaches

Featuring a pool, bouncing pillow, mini golf course & kids playground the park sits comfortably at the mouth of Crooked River and a stone's throw from Seven Mile Beach.

Park Features:

- Inground swimming pool
- Activity Room
- Bouncing Pillow
- Mini Golf
- Outdoor BBQ facilities
- Playground
- Kids Facilities
- Kiosk/General Store
- Hire Equipment

Outgoings:

Site Fee's - \$177.05 per week

No Council or Water rates

No Stamp Duty when you buy!

Please Note: This is a permanent site so you can reside there full time, 365 days of the year until you are ready to sell it to someone else.

Call today for more information or to arrange a private viewing!

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