



23 Kobada Avenue, LILLI PILLI, NSW 2536

Coastal Charm Meets Timber Warmth – A Chalet by the Sea

Very motivated sellers - make a reasonable offer!

Step into the relaxed coastal lifestyle with this lovely cedar timber home in the heart of Lilli Pilli. Just moments from Mosquito Bay and a short drive to Batemans Bay, this three bedroom, two bathroom home offers the perfect blend of natural warmth and beachside living.

You'll fall in love with the inviting split-level design, high exposed beams, and spacious deck that captures the peaceful surrounds. The open living area is light-filled and airy, creating a comfortable space to unwind after a day by the ocean. The main bedroom features an ensuite, while reverse-cycle air conditioning ensures year-round comfort.

Set on a generous, fully enclosed block that backs onto a leafy reserve, this property feels private yet close to everything. Launch your kayak or boat at the nearby ramp, snorkel or swim at Mosquito Bay, or enjoy coffee and lunch at the waterfront café. Surfing beaches at Lilli Pilli and Malua Bay are only minutes away, making it a perfect coastal escape or permanent home.

TYPE: For Sale

INTERNET ID: 121P0446

SALE DETAILS

\$769,000

CONTACT DETAILS

Rebecca Shephard
0413 580 309

Whether you're a first home buyer looking for character and location, or an investor seeking a solid rental opportunity, this is a rare find in one of Batemans Bay's most loved coastal suburbs.

Features you'll love:

- Cedar timber design with a relaxed beachside aesthetic
- Three bedrooms and two bathrooms including ensuite
- Spacious timber deck perfect for entertaining
- Reverse-cycle air conditioning and exposed timber beams
- Fully fenced backyard backing onto reserve
- Walk to Mosquito Bay café and boat ramp
- Close to beaches, shops, and Batemans Bay township

Enjoy the warmth, charm, and lifestyle that 23 Kobada Avenue, Lilli Pilli offers. Properties with this much character and location appeal don't last long.

Contact Elders Batemans Bay today to arrange your private inspection.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Close to Schools

- Land Area 645.00 square metres
- Building Area: 100.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite

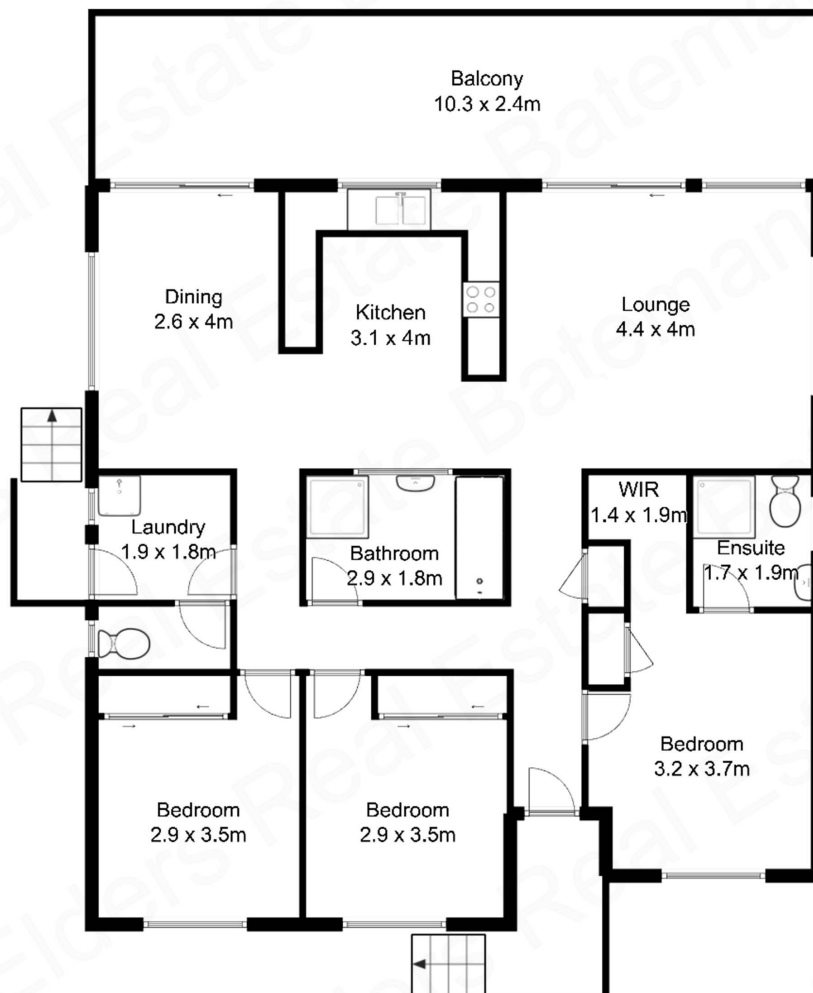








Approximate floor area
140 square metres



All measurements and boundaries are approximate and are intended as a guide only

