



# FOR SALE

## BUDGET VACANT SELF CONTAINED UNIT

Here is a fabulous opportunity for you to have a home in the Sandgate area at a very affordable price. This unit is located in Deagon Village, and it has everything you need to make it a comfortable home. It is now vacant so you could move in as soon as it settles! It is in a very good condition, and has also just been renovated throughout – freshly painted, new carpets and kitchen vinyl, new curtains, and an upgraded bathroom/laundry. It has an excellent position in the complex – good access as it is quite close to the front entry, but in a quiet side position and with an adjoining garden area.

The unit has the following features:

1. It is low set and has a good entry, with resident car parking close by
2. This is one of the units that has a slightly large floor area than most
3. Open plan living area – with the benefit of an extra sliding door leading out to the private side pathway. This gives good cross ventilation to the unit
4. Kitchenette – with cupboards and drawers plus wall cupboards, and a single sink. There is a space for a refrigerator, and residents use small plug-in electrical appliances for their cooking needs
5. Double bedroom with built-in double mirror wardrobe
6. Bathroom – large open shower, vanity and toilet.
7. Laundry – this is in the bathroom area – single laundry tub, taps, and room for a washing machine (dryer to go on the wall should you require one)
8. Extra features include – security screens on all doors and windows, fan/light combinations in both the living and the bedroom, split system air conditioner, and an instantaneous gas hot water system.
9. There is also a lovely outside private courtyard which is part of the unit and is fenced. It has a fold-up washing line, plus a pathway along the side of the unit giving extra usable space

The complex has lovely lawns and gardens with mature trees and flower beds, and a walk way runs through the Village leading down to the Community Clubhouse. Here there are meals available at lunchtime (optional), plus a range of activities and social events being held. There is also a book and CD library, TV plus a range of other activities should you wish to take advantage of them.

Deagon Village has been designed for over 50's living – and this unit is suitable for an owner occupier, but can also be rented out should you choose to do so.

1 BED | 1 BATH | 0 CAR

**PRICE:**  
\$135,000

**OPEN FOR INSPECTION:**  
N/A



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