



**SOLD**

## UNDER OFFER

Spacious fully furnished 2 Bedroom, 2 living area Home in the lovely Paradise Lake Over 50's Retirement Resort. My vendor has relocated and motivated to sell this great home. Recent renovations present the home as very modern 2 bedroom, 2 living area home with the recently added room currently used as a TV or lounge area which is fully carpeted. Plus wonderful verandah's from and back.

There are 2 bedrooms and the main bedroom has 2 built in wardrobes for storage and includes a very much new mattress and bed sides. The 2nd bedroom is smaller but includes a trundle bed that folds out into a double bed. The main living, kitchen and second bedroom of the home features the new timber look vinyl planks plus the modern kitchen featuring stone bench tops and stainless steel appliances including gas cook top and purpose built island bench for ease of entertaining not to mention the abundance of bench and cupboard space throughout all taking in the views through the bay window which features an electric roller shutter for security when away.

The newly added room provides an additional space that most lack and is situated at the back of the carport adjoining the rear deck / verandah allowing privacy for anyone who enjoys entertaining. The roller shutters of the back verandah offer both security whilst away and comfort during those warm summers days or stormy weather. Ceiling fans are located throughout the home and the split system reverse cycle air conditioner positioned in the living area and facing towards the bedrooms provides comfort all year round.

Just a short walk of approximately 50 metres to the pool and barbecue area and relaxing water views it truly is perfect. This Resort can be as private or as social as you like as there are plenty of active, friendly residents who enjoy some of the many activities offered in the Recreational Hall near the front Office.

The water charges are included as part of the weekly Site Fee so you will not get a water bill and with the solar on this lovely little home means reduced and very minimal power bill. Site Fees are approximately \$170-00 per week and should you be deemed eligible by Centre Link then you will receive a rebate as Rental Assistance - affordable living for the Over 50's. When you purchase in an Over 50's , YOU DO NOT pay Stamp Duty as you are buying the home only, there are no Council Rates and no Entrance or Exit Fees.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$250,000**

**OPEN FOR INSPECTION:**  
**N/A**



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