

30/49 PEAKE TERRACE WAIKERIE



FOR SALE

WHEN LIFESTYLE MATTERS!

This property is ready to go!

Waikerie is fast becoming the place to go to for a lifestyle change and if your 55+ this might be the answer to your real estate needs. Situated walking distance from the River, the Town centre and numerous scenic walking trails this home will suit somebody retired or almost.

This property is based on the "Wattle" design with alterations to ensuite and added bay window at front of home giving approximately 106 square meters of living space. Generous combined open plan living areas, 3 bedrooms, 2 bathrooms, outdoor undercover entertaining area and secure lockable grounds, the features stack up around this property.

They include:

- Ducted Evaporative air-conditioning • Reverse cycle air-conditioning
- Gas bayonet for portable heater • 2 x garden/storage sheds
- Shade house for plants • Fully enclosed carport
- Automatic tilt'a'door • Paved walkways around home
- Instant gas hot water • Filtered town water
- 4 ring glass benchtop cooker • Solar Panels, 2.1kw
- Fully carpeted living areas • Fully carpeted bedrooms
- Built in robes all Bedrooms • Ceiling fans bedrooms
- Ceiling fans living areas • Tiled wet areas
- Dark tinted windows • Window awnings
- Clothes line • Pantry/storage in laundry
- Dishwasher • 1.8m Side veranda

A small weekly fee covers maintenance of common areas, rates, water usage, levies and allows use of pool, BBQ's and soon to be realised community room.

There are no exit fees or charges if you decide to sell, you retain any equity growth in the property.

Viewing by private inspection only, call to book a showing.

3 BED | 2 BATH | 1 CAR

PRICE:

\$259,000 Offers considered

OPEN FOR INSPECTION:

N/A



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waikerierealestateforsale

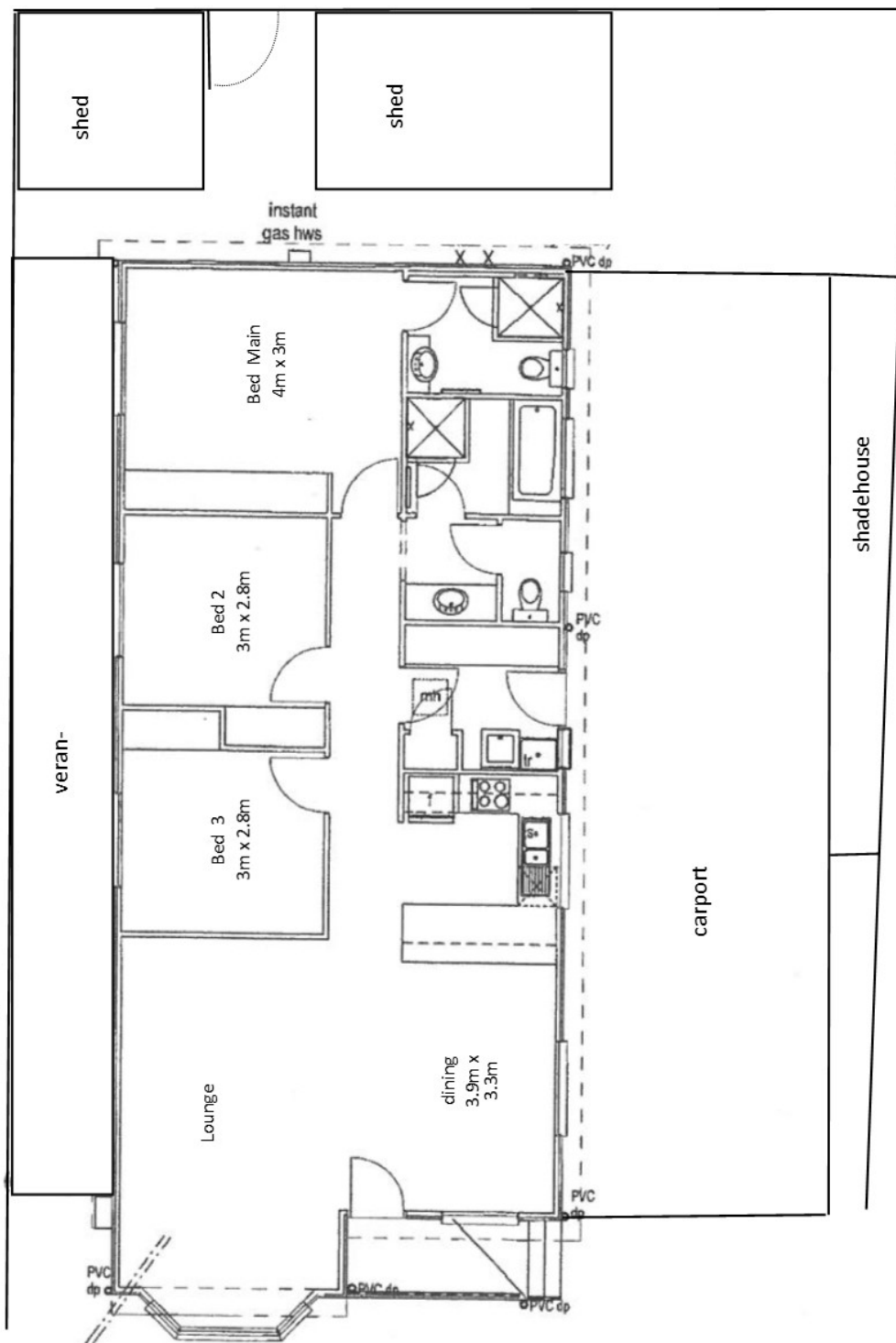
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Extras

2.1Kw Solar
Evap air cond.
Reverse Cycle Air Cond.
Ceiling Fans
Carpet
Dishwasher
Window tint
Auto Garage door
Side Veranda
Paving
Two garden Sheds
Enclosed Carport
Shade House
Awning
Estimated Total: \$30,000

Features

Unmetered town water
Rain water tank
Laundry pantry
Down Lights
Bay window
Fully carpeted
Glass top Hotplates
Instant gas hotwater
No rates
No water bills
No emergency service Fee
Use of pool
Use of community areas
Community hall
Community BBQ areaa



Savings on purchase Fees

No Stamp Duty Save Approx. \$10,000
No Conveyancing fees Save Approx. \$ 1,100

Approx. Land size:- 220 Square metres

Approx. building:- 106 Square metres.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.