

30/49 PEAKE TERRACE, WAIKERIE, SA, 5330



SOLD

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

OPEN FOR INSPECTION:
N/A



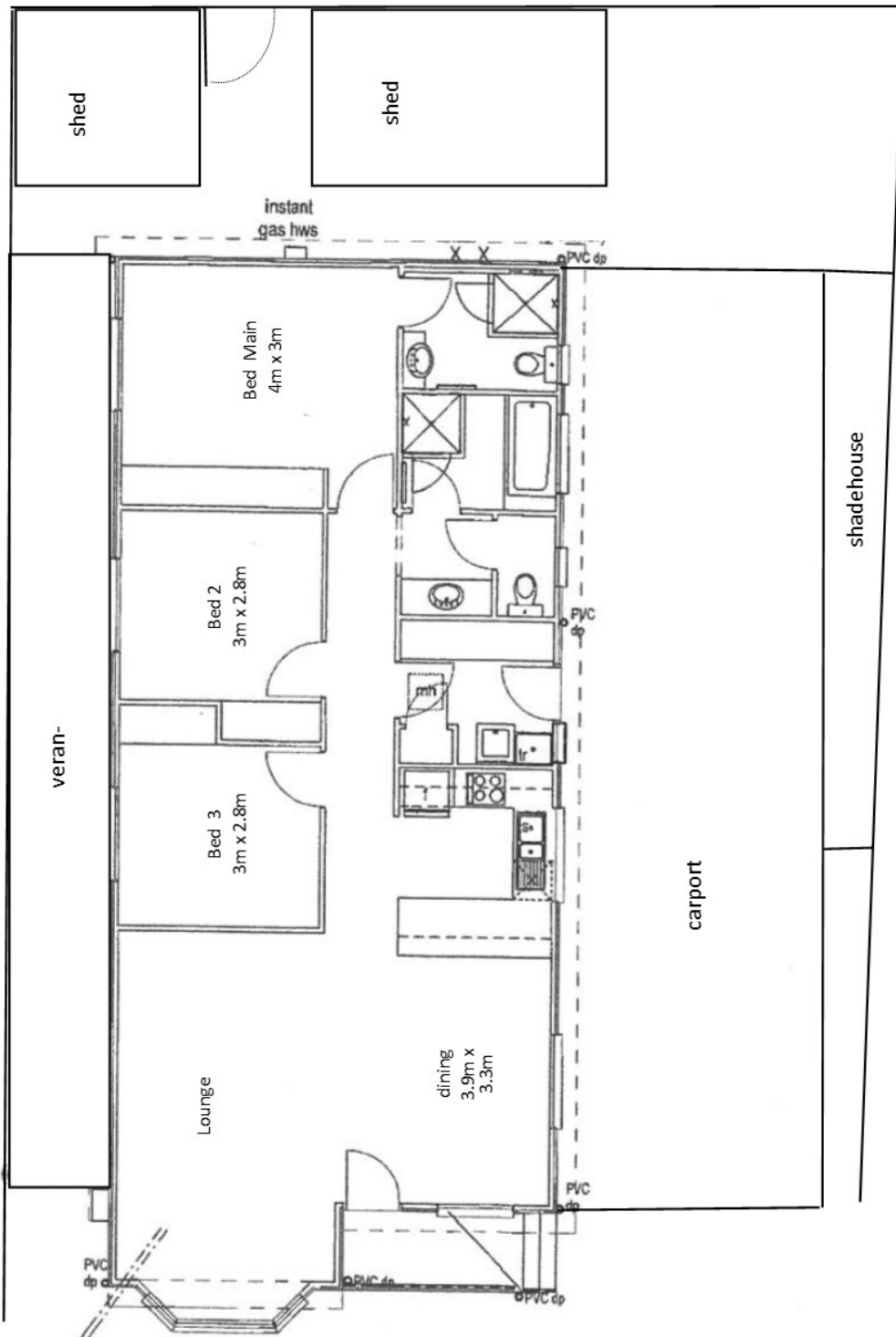
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Extras

- 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 area



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.