



**SOLD**

## TIMBERS EDGE ESTATE - LIFESTYLE LOCATION

**\*\*Price Reduced\*\***

**\*\*Sellers instructions, MUST AND WILL BE SOLD\*\***

This is your opportunity to build an affordable home where you are surrounded by mature trees, birds, wildlife and a place where you can stroll down to the estuary or a casual walk along the sealed pathway to the fabulous resort style facilities this exclusive estate has to offer. These include an indoor heated 25mtr pool, outdoor resort style pool, undercover lawn bowling greens, gymnasium, spa, huge recreation hall, plus much more. An arts/craft centre and workshop are also housed in their own building.

Timbers Edge is convenient to the Dawesville shopping village, The Cut golf course, Dawesville Channel, Port Bouvard Sport and Recreation Club, boat ramp and local Melros beach.

Timbers Edge offers a resort lifestyle with great facilities. All the blocks in this estate are survey strata titled (freehold title) and you have access to use all the facilities on offer for a fee of approximately \$500.00 per quarter.

This rectangular cottage block is 270sqm with a wide 13m frontage, with ideal dimensions for a large selection of building designs.

### THE RESORT FACILITIES INCLUDE:

- \* 25 metre indoor heated pool
- \* Outdoor resort style pool
- \* Heated spa and sauna
- \* Gymnasium with loads of equipment
- \* Large recreation lounge with kitchen and BBQ area
- \* Art/Craft building
- \* Games room with pool table/ table tennis
- \* Undercover lawn bowl area
- \* Well maintained parks and gardens

Feel free to contact Karl Stopic for more information and to make your offer to purchase!

**0 BED | 0 BATH | 0 CAR**

**PRICE:**  
\$68,000

**OPEN FOR INSPECTION:**  
N/A



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