



FOR SALE

SUCH AN EASY CARE LOW MAINTENANCE HOME LOCATED WITHIN PARADISE LAKE OVER 50'S RESORT RUNAWAY BAY

The owner of this one bedroom plus large Sun room / Optional 2nd Bedroom home has just added value to his home with new window furnishings plus convenient sliding safety door and new carpet. It makes such a difference to the spaciousness of entry!!

This home is one of the few that has carport space for 2 cars as well as a private, large balcony to the north side of the home - definitely a nice sunny private aspect to entertain your visitors and family.

A kitchen with glimpse of water views to be enjoyed whilst washing up - or perhaps you would rather use the dishwasher! A water view without the extra \$20 weekly Site fee. The kitchen and dining area is tiled for easy care, whilst the lounge room and bedroom has carpet. The sun room does have the timber look flooring and a cooling air conditioner for comfort.

The laundry is spacious and is separate from the bathroom. The bathroom is modern and does have the toilet located within the bathroom.

If you like interior decorating then this home is especially conducive to a variety of color palette and soft furnishing styles. At present it is nice and soothing in neutral toning so that you can relax and quietly enjoy reading or watch TV at your leisure.

The present owner presents this home impeccably but is assisting family a lot and so is going to be moving north as soon as it is sold - he would like to be settled up north for Christmas so your opportunity is NOW!!

Paradise Lake Resort is well located and has a good reputation for caring Managers, helpful gardeners and the affordable Site Fees. The Site Fees for this home are set at \$164.00 per week and this does include the water charges and lawn mowing. All you have to pay for is your electricity, and telephone and gas bill if you have a gas hot water system. When purchasing within an Over 50's Resort, you buy the home only and so there are no Council Rates, No Stamp Duty and No Entry or Exit Fees. This Park is generally not pet friendly, however if you

2 BED | 1 BATH | 2 CAR

PRICE:
\$248,000

OPEN FOR INSPECTION:
N/A



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