



FOR SALE

FABULOUS RENOVATION OF SPACIOUS 2 BEDROOM HOME IN THE PARADISE LAKE OVER 50'S RESORT

The motivated owner of this great home has decided to go travelling and so her "travel bug" has created a great opportunity for you!! Includes the furniture too!

There are 2 bedrooms, main bedroom has 2 wardrobes for storage. The 2nd bedroom is smaller but does fit a large trundle bed that can be made into a double bed. Most of the home has the timber style floor planks and only the master bedroom has carpet. There are 3 ceiling fans in the home and the air conditioner is reverse cycle and positioned in the living area and facing towards the bedrooms - great positioning!

The Chef of the family will delight in this kitchen as it has an Island bench and both drawers and cupboards plus a large double pantry. New gas cook top and electric oven and range hood. The color scheme is neutral throughout and the double sink looks out a bay window (it has electric blind to protect the kitchen from the weather (north west facing window).

This home is certainly meant for the person or couple who enjoys entertaining as there are 2 large decks / balcony on the property - happy hours are no problem here and they overlook an easy care garden which creates privacy from adjoining properties. Walking distance to the pool and barbecue area - only 50 m's away and it has nice relaxing water views. 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.

This home has 6 solar panels and so this means reduced running costs for electricity. The water charges are included as part of the weekly Site Fee so you will not get a water bill. The lawns are mowed for you by the gardener.

Site Fees are approximately \$161-00 per week and if you are deemed eligible by Centre Link then you will receive a rebate as Rental Assistance - affordable living for the Over 50's . It is not a Retirement Village.

When you purchase in an Over 50's , you do not pay Stamp Duty as you are buying the home only - not the land. there are no Council Rates and no Entrance or Exit Fees.

2 BED | 1 BATH | 1 CAR

PRICE:
\$270,000

OPEN FOR INSPECTION:
N/A



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