



**SOLD**

**BACK ON MARKET !!!! A SPACIOUS 1 BEDROOM HOME WITHIN THE OVER 50'S SECTION OF THE PARK - OWNER WOULD PREFER 30-60 DAY CONTRACT.**

This well maintained spacious "1+" bedroom home is very versatile for accommodating family and friends - take note of the "cupboard on the wall" of the lounge room - a convenient and discreet queen size bed.

Easily enjoyed by a single person but also adaptable for overnight visitors.

This home has surprising practical features:

- \* A welcoming enclosed sunroom entrance
- \* A living room with plenty of natural lighting and a unique wall cupboard
- \* A gas connector on the floor for gas heater , if desired
- \* Spacious kitchen with gas cooking and a large breakfast bar - the refrigerator is included.
- \* Adjoining dining area with reverse cycle air conditioner - presently used as a Home Office.
- \* The bedroom has a good size wardrobe and does easily accommodate a double bed. The 2 windows allow for natural light and fresh air to circulate.
- \* The Bathroom and laundry are modern and are adjacent to one another, compact and practical with a separate toilet room. The washing machine fits neatly under the bench top and so it will stay for the new owner.
- \* The carport allows for undercover parking for one vehicle and provides an undercover area for outdoor entertaining.
- \* The large shed is conveniently located at the rear of the carport and does provide secure storage.
- \* An extra special feature is the small park area beside the carport which means there are only 2 homes alongside.

This home has great street appeal, enhanced by some garden area and is located at the rear of the Park, in the quiet Over 50's Section.

This home is a "must see" and is presentation perfect and lovingly maintained by a fastidious owner - that is definitely a plus for the next homeowner - could that be you??

This home is classified within the "Manufactured Homes Act" and so there are:

No Entrance or Exit Fees

No Council Rates

**1 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$185,000**

**OPEN FOR INSPECTION:**  
**N/A**



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