



FOR SALE

HUGE PRICE REDUCTION - OFFERS WANTED !!A SPACIOUS 3 BEDROOM WATERFRONT HOME WITH ACCESS RAMP AND LARGE LIVING AREAS

There are not many 3 bedroom homes within Paradise Lake Over 50's Resort and although this presents well it will probably be refurbished by the next owner, so the present owner will consider all genuine offers. And this home does overlook the water and so there is always something to look at during the day - swans, ducks, waterhens, turtles, eels and Pelicans.

There is a single carport and the ramp to the home means access is available for those with mobility issues. There is also another access for visitors via a set of 3-4 steps. This waterfront home faces south/east and is positioned only a short walk from the Managers Office and also not far from the bus stop out the front of the Park.

The kitchen is a generous size and there is plenty of benchtop space and lots of cupboards. It is neat and tidy so it could be enjoyed now or you may wish to revitalise the kitchen with use of more modern ceasar stone tops and perhaps even drawers - the choice is yours. The dining area is spacious and is adjacent to the kitchen. The open plan living area means it is easy to entertain family and friends and there is access to the balcony/deck from the sliding doors in the living area.

All 3 bedrooms have built in wardrobes and 2 bedrooms have ceiling fans. This is a nice light and bright home with plenty of natural light from the many windows. A happy home to enjoy! This home does have a separate shower and bath and the toilet room is separate as is the large laundry area. Plenty of room for storage areas.

Paradise Lake Resort is one of the friendliest Over 50's Parks in the area and its Site Fee does include the water charges as well as the lawns are done for you. You are responsible for paying for gas (hot water service at this home) and electricity fees (this park does have very affordable electricity charges).

When purchasing in any Over 50's Affordable Housing Park you do not have any Entrance or Exit Fees and there is no Stamp Duty as you are purchasing the house only and you then pay Site Fees which are leasing you the land. There are no Council Rates in an Over 50's Park. Such a friendly group of people live here and you can be as social or as private as you choose.

3 BED | 1 BATH | 1 CAR

PRICE:
\$305,000

OPEN FOR INSPECTION:
N/A



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