

ADDRESS UPON REQUEST



**SOLD**

## ATTENTION ALL INVESTORS - FLINDERS LIFESTYLE VILLAGE 55+ YEARS GATED COMMUNITY INSPECTION BY APPOINTMENT

### Inspections by Appointment

Looking for an investment property on a low budget, this unit located in Flinders Village, an 55+ gated community may suit.

This one bedroom, open plan living dining and kitchen area, large bathroom and separate laundry area is being offered for sale partly fully furnished with a very good tenant on lease until December 2022 who would love to remain once sold.

### Features of the unit include:

- \* Large queen bed size bedroom
- \* Open plan kitchen, dining and lounge
- \* Kitchen equipped with a double electric cook top, loads of cupboards, pantry, large stainless-steel fridge and dishwasher.
- \* Air conditioner in the living area which easily cools/heats the whole area.
- \* Roomy bathroom with walk-in shower recess with disability grab rail, large vanity, large mirror and toilet with wall mounted grab rail
- \* European style laundry with folding door enclosure which includes a top load washing machine.

### Other features include--

- \* Carpet to bedroom and lounge, tiles to other areas
- \* Security screens to windows and sliding door
- \* Vertical blinds
- \* Linen cupboard
- \* Good paintwork

### Furniture:

- \* Queen size bed, bedside tables, split system air-conditioning, large built-in wardrobe and ceiling fan
- \* Stainless steel fridge,
- \* Dishwasher,

1 BED | 1 BATH | 0 CAR

PRICE:  
\$95,000

OPEN FOR INSPECTION:  
N/A



**Lynne Wenban**  
0409008272

lynnewenban@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.