



# SOLD

## PERFECT POSITION, 3 PLUS BEDROOMS, 2 BATHROOM HOME IN R V VILLAGE.

This beautifully presented home has the lot. 3 bedrooms, one utility room/office 2 bathrooms, one an ensuite and a large carport for a Winnebago plus 2 separate vehicle carports with slide down covers for blocking sun and weather. partially fenced with rear garden and east and north facing covered verandah. Check out these features:

- + Large open plan Lounge, kitchen and dining area nicely tiled, 3 fans and air conditioned. Bay windows and 2 walk-in pantries., raked ceilings.
  - + Bedroom one is large with walk-in robe and ensuite, fan plus air conditioner. Easy care timber look a like floor.
  - + Bedroom two has a walk-in robe and close to main bathroom with fan, air conditioning and easy care timber look a like floor.
  - + Bedroom three has a ceiling fan and timber look a like easy care floor.
  - + Large east and north facing covered deck 18x3 metres with plastics to stop weather and spring loaded blind on front porch. Outdoor sink connected near BBQ. Marine carpet and new ZIP channels have been added to the deck!
  - + Gas hot water, cooking, gas heater with separate bayonet fitting and also BBQ gas bayonet on deck.
  - + Linen press in hall and laundry with built-ins leading to the rear courtyard.
  - + Large workshop/shed 3 x 4 metre attached with lighting, power and fully lined.
- Add to this an automated watering system, washing machine connected to the large rain water tank, Crimsafe on all three doors, LED lighting, window blinds at front and adjustable shutters on the rear this property has it all.

The garden is easy care with shrubs and lawn on a watering system and the large 9 x 3.5 R V port and two fully covered carports complete the picture.

This award winning R V park has many amenities with swimming pool, men's shed, large BBQ areas, 300 acres of land, 8 ball pool hall, a 9 hole pitch and putt golf course, art and craft room, library, games room and much more!

Plus No stamp duty, no Council, sewage or rubbish collection fees.

No incoming or outgoing fees and no hidden fees. Conveyancing fees all included.

Walk to town with Centrelink, 24 hour emergency hospital, Aldi, Coles, Woolies and all other facilities available.

3 BED | 2 BATH | 3 CAR

PRICE:  
\$430,000

OPEN FOR INSPECTION:  
N/A



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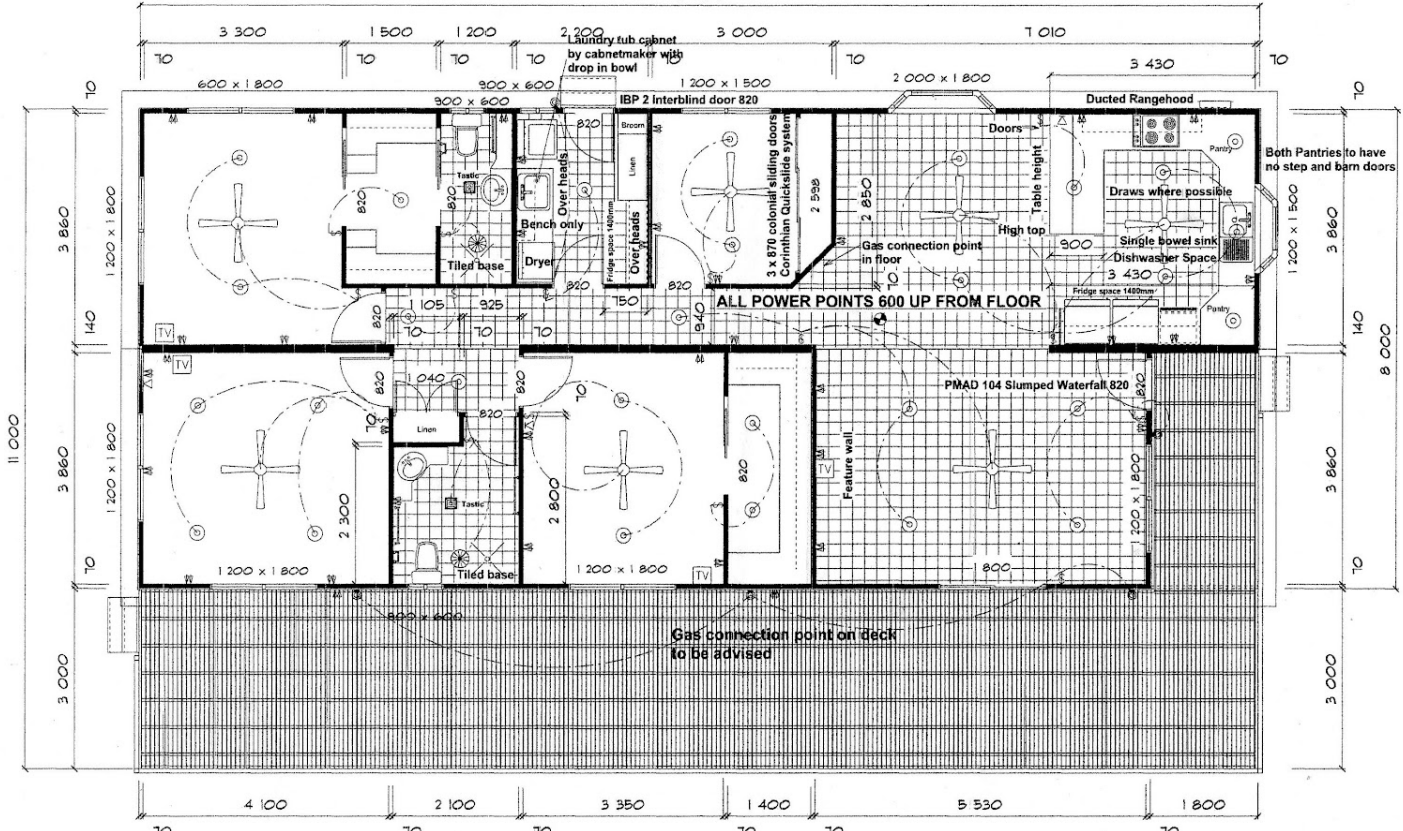
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Elevation 3

18 700

Elevation 1



Elevation 2

All raked ceilings

Elevation 4

- Phone x 3
- TV x 4
- Double Power Points x 34
- Outside Wall Lights x 5
- Weather proof power points x 2
- Down Lights x 26

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.