



## FOR SALE

### FABULOUS 3 BEDROOM, 2 BATHROOM MANOR HOME IN R V PARK. GREAT POSITION.

This high set home with a bullnose roof is one of a kind and has been kept immaculately by its original owner with 3 bedrooms, two bathrooms (one an ensuite) 2 larger than normal size bedrooms on the edge of the village but close to all facilities. Some features include:

- + East and north facing long, large deck with the entrance to the home via the porch facing North.
- + As you enter the open plan, lounge Kitchen and dining room is very generous and the display shelves and built-in glass cabinet attract your eye straight away and onward to the three ceiling fans, beautiful wool Berber style quality carpet and tiled kitchen which is well laid out with dishwasher and gas cooking and pantry.
- + Bedroom one is large with quality carpet, has a ceiling fan, an ensuite and walk-in wardrobe.
- + Bedroom two is also large and carpeted along with ceiling fan and built-in wardrobe.
- + Bedroom three is also a good size with built-in wardrobe, ceiling fan and the same carpet throughout, currently the utility room.
- + The main bathroom is in the middle of the house which leads to the good size laundry with full size cupboards on one side and separate linen cupboard in the hall.
- + To venture out to the west side through the laundry will bring you to the clothes line and very large car port.
- + The large R V Port is covered in on the west side of the home and has shade cloth to block the weather and evening sun.
- + The shed is at the end of the carport and is lined with two doors and has power and lighting.

The garden is easy care and surrounds the house with shrubs and lawn plus a good size rain water tank at the rear.

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.

Inspect one of the best presented homes in the village.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$389,000

OPEN FOR INSPECTION:  
N/A



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