



**SOLD**

**PRICE REDUCTION !! THIS HOME MUST BE SOLD SOON . A GARDEN HOUSE AMONGST THE BUSHLAND SETTING OF SETTLERS VILLAGE OVER 50'S PARK - QUIET & PEACEFUL !**

This 2 bedroom home has been loved and enjoyed for many , many years by a beautiful friendly lady - especially the garden display and the creation of the new minimalist beach washed style kitchen . An open plan living area is a definite bonus whilst entertaining family and friends within the kitchen - what culinary delights will you create.

The home has been lovingly refreshed by the caring family. It has been painted and emptied in readiness for presenting to the Market and hoping for you, the next owner, to see the potential for you to add your furniture, furnishings and style. The bathroom has a nice large shower, good size vanity and a separate toilet adjacent to the separate laundry.

Both bedrooms have built in wardrobes and the Master bedroom does have an air conditioner and shuttered windows for weather protection. They are generous in size and there is the original quality carpet - owners have had quotes to lay the new range of carpet but perhaps you may wish to have similar flooring as in the kitchen - all in the negotiation!

This home could easily accommodate you to buy it and move straight in and then plan for changes if you so desire.

The outside of this home has had the roof replaced, timber repairs, a 1 year old hot water system installed There are 2 garden sheds, storage space under the houses and 1 workroom / entertainment area or gardening centre. New blinds throughout.

Such a peaceful ambiance throughout this home - a nice place to come home to!

When buying in an Over 50's Park , you purchase the home only and lease the land - the Lease / Site Fees at Settlers Village is approximately \$183 per week. There is no Stamp Duty when you purchase, no Council Rates as you do not own the land. There are no Entrance or Exit fees as this is not a Retirement Village but an Over 50's Manufactured Homes Park. A great, quiet and peaceful and security conscious lifestyle awaits.

There are 2 swimming pools, a Recreation / Meeting House for get togethers. The Site Fees do include the water ( within reasonable usage) the lawns are mown for you but you are responsible for the gardens, if any.

**2 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$260,000**

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



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