



FOR SALE

ORIGINAL OWNER/DESIGNER - IMMACULATE ONE BEDROOM COTTAGE WITH IT ALL, IN GREAT POSITION

East facing home in a great central location near to the Golf Course. These cottages are like hens teeth!

Great design with a feeling of privacy and space.

This home has lots of extras with two air conditioners, ceiling fans, dishwasher, double shower, separate toilet, large bedroom and lots of storage space. Some of the highlights are:

- + Front covered porch/veranda area currently converted to a private space and to contain a pet.
 - + Large open plan tiled lounge, kitchen and dining area with raked ceilings, air conditioner and ceiling fan. The kitchen has a gas hob and dual action convection/microwave oven. There is also a dishwasher.
 - + The large carpeted bedroom has a full length sliding wardrobe along with ceiling fan and air conditioner. There is also a TV set up in the bedroom. One way privacy blind is also a great addition to the bedroom.
 - + Large double shower in the bathroom with a safety grab bar on the wall.
 - + Separate toilet nearby with along with a linen cupboard in the hall.
 - + The large laundry with washing machine and dryer (included) has storage along one side and leads out to the clothes line at the rear.
- Outside there are hedges and mature grevillea trees and shrubs for privacy and a shed approx. 2.3 x 2.3 metres.
The large covered carport can accommodate a campervan and a car being approximately 8 x 3.5 x 3 metres + high.
There are also sun block metal hoods attached to the relevant outside windows.

This award winning R V park has many amenities with a Club House, 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!

Add to this 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.

1 BED | 1 BATH | 1 CAR

PRICE:
\$259,000

OPEN FOR INSPECTION:
N/A



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