



# SOLD

## NORTH FACING RENOVATED WATERFRONT HOME IN AN OVER 50'S RESORT AT RUNAWAY BAY - PARADISE LAKE RESORT

This is a great home with many special features to make this home very user friendly, modern and minimalist in style and presentation. It is showing at its best and has been very well loved and enjoyed by the present owner. It is a "must see" and you will need to be quick as many buyers' wish lists are likely to be ticked in favour of considering this as their next home.

If you would like to book an inspection please do not hesitate to phone me, Susan on 0407 285852 and I will be happy to arrange an inspection time to suit your timetable.

Or perhaps you would like to attend the Open House this Saturday and Sunday at 11 am - 11.45am

The House has 3 bedrooms all with built in wardrobes, easy care flooring, The 3rd bedroom/ Office has a nice "Juliet Balcony" so that you may enjoy the breezes. There is an air conditioning unit in the open plan living areas and this flows through to all bedrooms. The kitchen is compact and is ideally located to service the enclosed entertainment room which overlooks the waterfront as well as the open plan living room and dining area- be part of the conversation even whilst cooking up some treats for family and friends.

This home has the laundry positioned close to the wet areas of the home and hidden behind a double door so all stays tidy.

There are 2 bathrooms so visitors do not have to utilise the ensuite when visiting.

The owner would consider selling the home with the furniture if the right price is offered and then accepted - but no concern if you do not want extra furniture, it can be removed.

This Over 50's Resort is Paradise Lake Resort and has very friendly residents who enjoy many active recreational facilities and there is a well used Recreation Hall for social activities. Be as social or as private as you wish.

There are no Council Rates when you purchase in an Over 50's Manufactured Home, no Entry or Exit Fees as it is not a Retirement Village. There is no Stamp Duty when purchase as you are buying the home only and Leasing the land for a fee of approximately \$196-00 per week - the water charges are included within the Fee and the lawns are mowed for you, there are friendly On Site Managers available week days between certain hours. If you are deemed eligible by CentreLink you may receive Rental Assistance Rebate as you are leasing the land.

This Park has a "no pet" Policy which will suit some but not others - there are plenty of birds on

3 BED | 2 BATH | 1 CAR

PRICE:  
\$377,000

OPEN FOR INSPECTION:  
N/A



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