



FOR SALE

IMPRESSIVE TWO BEDROOM HOME AT THE TOP END OF BELLBIRD LANE.

In the centre of the Village, close to everything, is this beautifully presented two bedroom cottage with a separate second toilet with vanity.

Features include:

- + Covered north covered porch with wind out awnings and Crim safe front door which leads to an expansive lounge, kitchen and dining area. Raked ceilings give a sense of space along with ceiling fan, air conditioner and a dishwasher. A gas cooker, hob, electric oven and pantry finish off the accessories.
- + New artic style floating floor less than 12 months old has also been installed.
- + The second bedroom is a good size with new carpet, built in wardrobe and ceiling fan.
- + The hallway leads to the linen press and second toilet with vanity.
- + A good size bathroom boasts a double shower toilet and vanity unit with a separate door from the main bedroom.
- + Bedroom one is large with new carpet, ceiling fan and a full length built-in wardrobe with a mounted T V built-in as well.
- + A door leads to the north side on the cottage and covered outside entertaining area, carport 9 x 3.2 metres and a large fully lined laundry and storage shed with power and hot and cold water.
- + Shade cloth has been installed for privacy and weather protection and there are two spring retractable panels, one on the north side and one on the entrance to the carport on the west side.
- + On the east side there is a clothes line and fixed awnings on the windows.
- + On the south side there is room for another carport or for another shed or deck.

Some furniture is by negotiation if required.

This award winning pet friendly 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 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.

2 BED | 1 BATH | 2 CAR

PRICE:
\$295,000

OPEN FOR INSPECTION:
N/A



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ITEM	QTY	UNIT	REMARKS
ceiling fan	3		
water	1		
down light	13		
down light	13		
well mount 1	2		
electrical panel	1		
15 Amp mp	1		
bracket	2		
exhaust fan	2		
exhaust fan	2		
up single no	1		
single electric	1		
hinges	2		

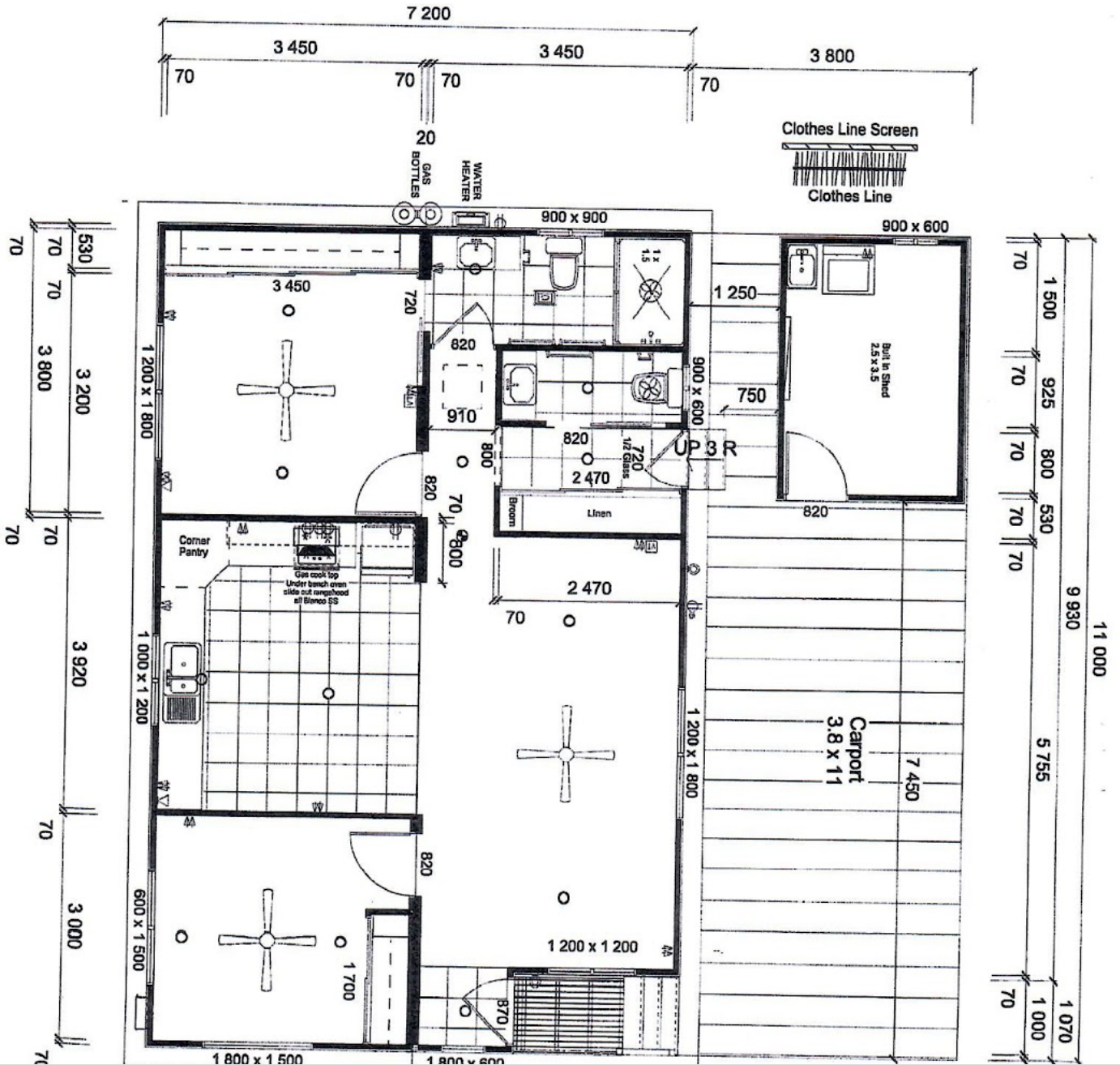
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Proposed Factory Built Home for:
 Casino Village TBA
 Site Cottages R.V. Resort
 Casino Village R.V. Resort
 Casino NSW
 2470

Date:
 21/07/09
 Scale:
 Not to scale

Cottage Floor Plan

SOTPLAN
 ARCHITECTURAL DESIGN SERVICES



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.

