



SOLD

**NORTH FACING TWO BEDROOM COTTAGE,
CENTRAL POSITION, GREAT DECK, SOLAR
POWER. VENDOR SAYS 'SUBMIT ALL OFFERS'.**

This two bedroom cottage is in a prime, central location with a lovely north facing deck with solar system so no electricity bills!

Price negotiable - NEW price offers over \$285,000

Features include:

- + Raked ceilings and recessed lighting feature in the living areas.
- + Bathroom and separate toilet.
- + Situated at the northern end of Bellbird Lane in the centre of the Village.
- + Current owner has updated and renovated the kitchen with dishwasher, gas hob and electric oven and a large centre island preparation bench.
- + Ceiling fans in the lounge area and in both bedrooms.
- + Air conditioning in the open plan lounge, kitchen and dining area.
- + The main bedroom also has new air conditioning and built-in wardrobes.
- + Installed solar system to the roof. No more electricity bills.
- + Deck has been extended out from the home (recently re-stained) including shade cloth blinds on the east facing windows.
- + Added extra extension bullnose roof over deck.
- + Approved fencing for pet installed.

This lovely home is tiled and easy care with separate toilet, linen cupboard and laundry with access to the fully covered carport on the south side. The clothesline is only a few metres away along with a garden shed for tools or storage.

The outside boasts nice lawn areas with shrubs and area for pot plants.

Being an award winning pet friendly Lifestyle village for the over 50s R V park it boasts many amenities: swimming pool, men's shed, large BBQ areas on 300 acres, 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.

2 BED | 1 BATH | 1 CAR

PRICE:
\$280,000

OPEN FOR INSPECTION:
N/A



Murgha Mack
0414666970

murghamack@atrealty.com.au

www.atrealty.com.au