



FOR SALE

PET FRIENDLY, AIR CONDITIONED AS NEW HOME AT "EDGEWATER VILLAGE" BY THE LAKE - FOR OVER 50S

This modern & beautiful, pet friendly, air conditioned home offers NEW quality throughout, beautifully renovated. From the modern, NEW kitchen with dishwasher & pantry, wood grain vinyl floor planking in the living areas, lovely new bathroom, separate toilet, gorgeous front verandah, to the back outdoor entertaining area. There are 2 bedrooms plus an office or 3rd bedroom downstairs. Site Fee of only \$190 per week, less Rebate of \$71/week for Pensioners (out of pocket \$119 per week for site fee). The ONLY other costs are electricity & house insurance.

GREAT FEATURES OF THE HOME!

- Fully fenced for small dog with lovely large back yard with garden to plant veges
- 2 parking spaces, one under cover
- Carport has pull-down shade blind
- Large storage area to the side & full length of the carport for your kayak or ski
- Workshop at the back of the home
- 2 NEW quality Dakin Air conditioners (lounge and main bedroom)
- Beautiful NEW plantation blinds throughout the home
- Gorgeous BRAND NEW bathroom, with quality Enduro Shield shower glass
- Toilet separate from main bathroom
- 2 outdoor entertaining areas
- Dishwasher only 4yo
- NEW, separate laundry
- Open living area with allocated dining area
- NEW vinyl floor planking in living areas
- Freshly painted inside and out
- Lovely front verandah
- Very low maintenance, easy care gardens & yard
- Security screens to doors
- Tinting to windows
- Ceiling fans in bedrooms & lounge room
- Led lights throughout, saving on power bills!

3 BED | 1 BATH | 1 CAR

PRICE:

OFFERS OVER \$395,000

OPEN FOR INSPECTION:

N/A



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