



FOR SALE

**PET FRIENDLY, DOG OR CAT ALLOWED -
"EDGEWATER VILLAGE" BLI BLI - QUIET,
FRIENDLY VILLAGE WITH MANY FACILITIES.
NEAR THE LAKE & RIVER - FOR OVER 50S**

This gorgeous, air conditioned home at Edgewater Village, with a large deck, is in a lovely sunny position, located in between the gorgeous lake and Petrie Creek. There are 3 bedrooms, two have built-ins and ceiling fans and the third is a good sized, 3m X 3m room, can be used as a bedroom for grand kids, visitors or utility room / workshop and is situated at the end of the double lock-up carport. There is also space to park a third car on the driveway, between the road and the carport.

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!

- Lovely large deck at the back of the home
- Solar hot water system
- Solar power
- 2 lock-up tandem car spaces (remote control roller door) and third space for visitors
- 3rd Bedroom or utility room 3m x 3m
- Reverse cycle air conditioner
- Large bathroom & shower enclosure
- Toilet separate from main bathroom
- Separate laundry
- Very low maintenance, easy care gardens & yard
- Security screens to doors
- Ceiling fans in bedrooms & lounge room
- No through traffic
- Pet friendly 1 dog under 8kgs or 1 cat

GREAT FREE FACILITIES OF EDGEWATER VILLAGE

- Large lake with lovely walks & foot bridge
- Beautiful swimming pool

3 BED | 1 BATH | 2 CAR

PRICE:
\$390,000

OPEN FOR INSPECTION:
N/A



Bev Rolfe
0412363604
bevrolfe@atrealty.com.au
www.atrealty.com.au