

SOLD

EXPERIENCE LIFE AFTER WORK

Now is the time to downsize, live the relaxed life you have always wanted and have time to do whatever you want.

Presenting this wonderful home featuring a spacious air conditioned open plan living, expansive electric kitchen with plenty of drawers, storage and bench space. Best of all, the flooring of the home is tiled throughout creating a low maintenance, allergy free home for a new owner...YOU.

Three generous bedrooms have ceiling fans and large built in wardrobes, with the master having two triple door wardrobes, air conditioning and an ensuite.

Other features of this beautiful home

- Front and rear patio
- Kitchen plumbed for a dishwasher
- Solar panels (9) to help keep costs down
- Fully fenced to keep your pet safe
- Huge built in storage space in remote single garage

Located in the Ruby Gardens Living Gems resort for over 50's where your security and privacy are paramount. There is a real community spirit here, where owners look out for each other while still maintaining their independence. The pride in this complex is evident the minute you drive through the front gate.

The homes within this gated complex are all owner occupied where quiet enjoyment of your new residence is assured.

Lifestyle activities available in the Ruby Gardens include

- Community Hall where many activities and fun functions are held and new friends are made
- Tennis court
- Swimming pool
- Bowling green
- Bowls Club house
- Cinema

3 BED | 2 BATH | 1 CAR

PRICE:
\$417,000

OPEN FOR INSPECTION:
N/A



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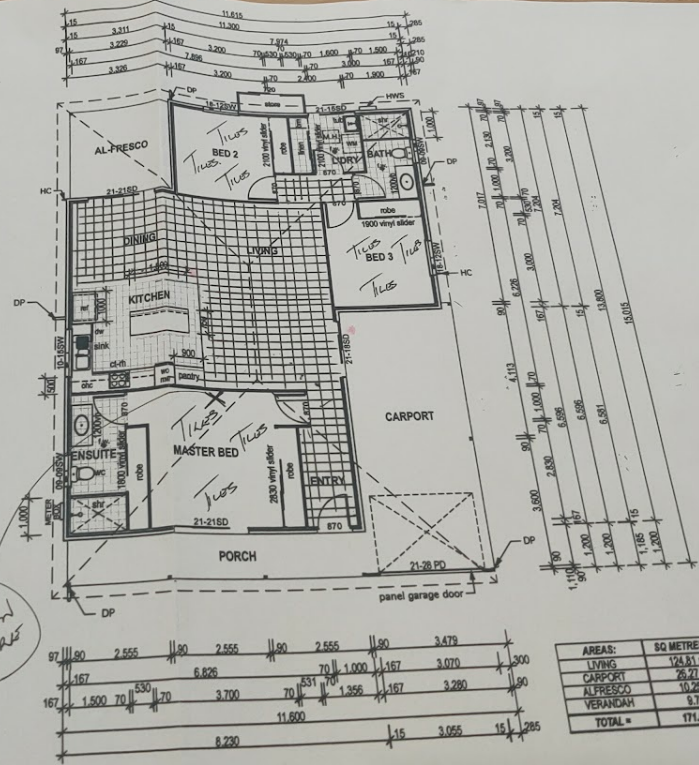
CONSTRUCTION NOTES:

- EXTERNAL WALLS = 75mm HEBEL PANEL TO MANUFACTURER'S SPECIFICATIONS ON 22mm TOP HAT CHANNELS FIRED TO 30mm TIMBER STUD WALL FRAMES TO ENGINEERS DETAILS.
- NO WIND DESIGN SPEED NOMINATED.
- WC DOOR TO HAVE EXTERNAL REMOVABLE FINISHES IN ACCORDANCE WITH BCA 3.3.3.
- SETBACK DIMENSIONS TO BE CALCULATED FROM EXTERNAL WALLS AND NOT FROM SLAB REBATES.
- THE FOLLOWING MINIMUM SETBACKS MUST APPLY:
 - FROM REAR WALL OF HOUSE: 1000MM
 - FROM SIDE WALL OF HOUSE: 1200MM
 - FROM CARPORT POST OF HOUSE: 1200MM
 - FROM PORCH POST OF HOUSE: 1000MM
- HATCHED AREAS INDICATE FLOOR TILING, ALL OTHER INTERNAL AREAS ARE CARPET ONLY.
- ONCE SIGNED BY THE CLIENT, THE CONTENT OF THESE WORKING DRAWINGS CANNOT BE ALTERED. YOUR NEW HOME AT RUBY GARDENS WILL BE BUILT IN ACCORDANCE WITH THESE WORKING DRAWINGS. PLEASE BE SURE THAT YOUR NOMINATED INCLUSIONS ARE SHOWN ON THE FOLLOWING PAGES.

PLEASE TILES EXTRA THREE TO THREE BEDROOMS. THESE ORDERED. OK 02-09. DIST 02-02-09



FLOOR PLAN



AREAS:	SQ METRES:
LIVING	124.81 m ²
CARPORT	29.42 m ²
AL-FRESCO	10.75 m ²
VERANDAH	8.75 m ²
TOTAL =	173.73 m²

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.

