

**SOLD**

## GREAT TWO BEDROOM COTTAGE, CENTRAL LOCATION WITH SOLAR.

This two bedroom, east facing cottage has a load of extras with Crimsafe doors front and side, garden shed and large covered carport along with open plan tiled kitchen, dining and lounge with dishwasher and two air conditioners.

Some of the main features are:

- + Front covered east facing porch with spring loaded shade cloth on porch and front window.
- + Large covered carport on north side with powered shed (approx. 2.2 x 2.2 metres) at rear plus clothes line and shutters on rear window.
- + Open plan kitchen, dining and lounge with tiles, dishwasher, vaulted ceilings and modern layout, gas hob and ceiling fan.
- + Front bedroom /utility room is tiled with fan.
- + Main bedroom is carpeted, fan and air conditioned, full length built-in wardrobe and wall mounted TV.
- + Good size laundry and access to side door and clothes line. Linen press nearby.
- + Bathroom with large shower with safety grip installed and a separate toilet next to the laundry also with safety grips installed.

With Crimsafe and solar installed ( no power bills) plus an easy care garden, there is nothing to spend. Move straight in.

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 and games room.

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, Woolworths and all other facilities available.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$266,000

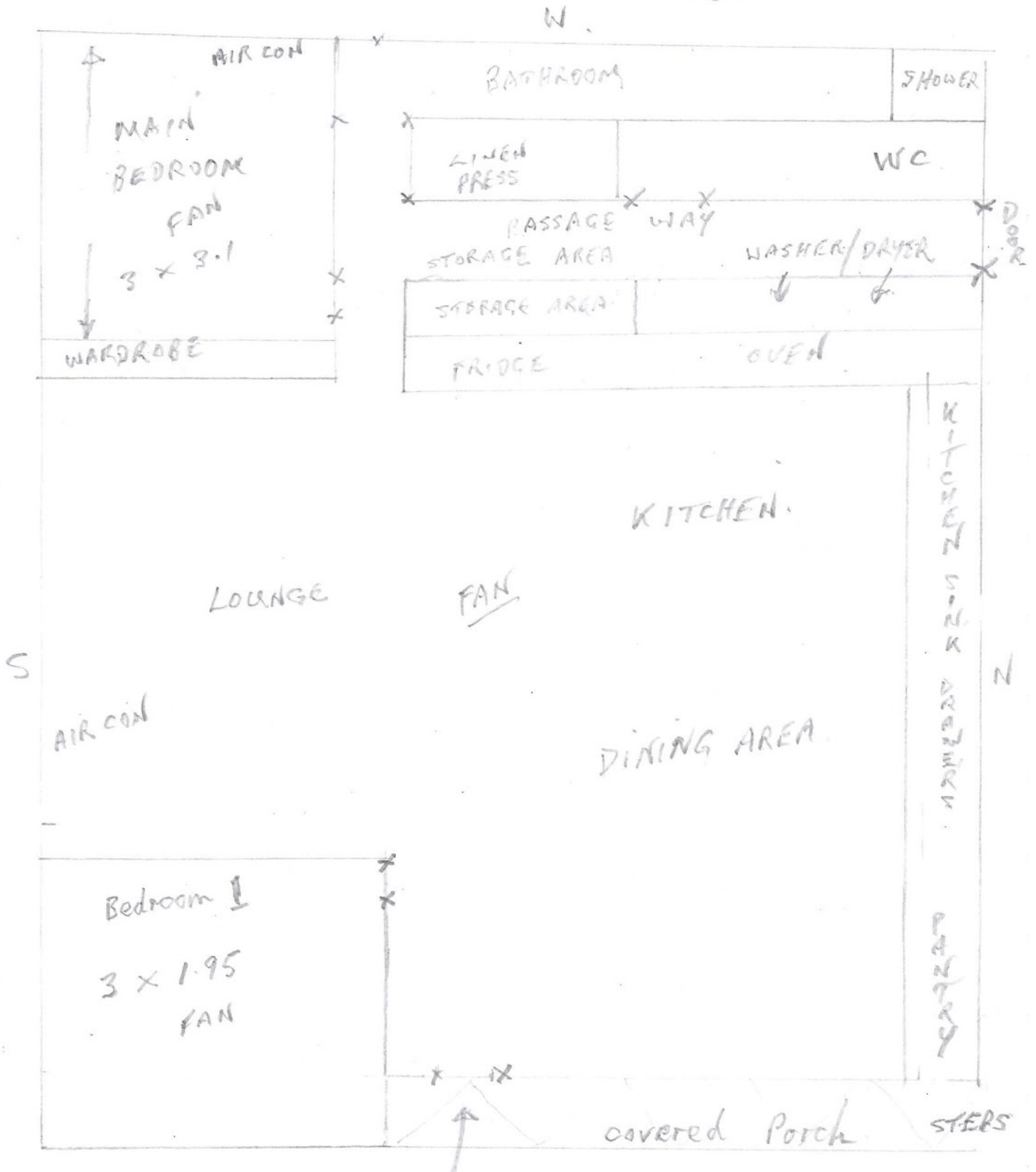
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2 BELLBIRD LANE

NOT TO SCALE



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.