



SOLD

A WELL LOVED HOME FOR 27 YEARS. AN OPPORTUNITY FOR THE NEW OWNERS TO ENJOY THE QUIETNESS, FRIENDSHIPS & SECURITY OF LIVING GEMS OVER 50'S RESORT.

This home has 2 generous sized bedrooms - both with ceiling fans and the 2nd bedroom has a built in wardrobe.

The Master bedroom has air conditioning and a walk through wardrobe to the spacious bathroom. one special feature of the main bedroom is the easy access to a north facing deck where you can enjoy the morning sun and a quiet sit any time of day - there does seem to be plenty of room for expansion on this outdoor area if you so desired.

What a light and bright home with 2 "bay windows" in the living area and another large window in the dining area. The living area is large and has a reverse cycle air conditioner too. The living area is adjacent to the generous sized kitchen and this kitchen has plenty of cupboard space and kitchen bench space and a very large pantry - the Chef of the family will enjoy cooking up a feast for family and friends. The cooktop is a modern induction cooktop and there is a rangehood and an oven (positioned at "the right height" - very safety thoughtfulness here!

The new smoke alarms have been installed and there is a ramp in position from the laundry access - if the resident does require it - it could be removed, if there is no need as there are steps in position underneath the ramp. The NBN connection is already within this home so internet should not be an issue.

The carpets have been newly cleaned and we are awaiting new buyers to come and inspect this appealing home. For some buyers you may decide to refresh the internal paintwork and a few other cosmetic changes to modernize this well positioned and well priced home - the choice is yours!

This home is likely to be popular with those who want a yard suitable for gardening, and this Park is also pet friendly (upon application approval) and this particular home has a large backyard. There is a shed and the carport (without the ramp) could house 2 cars. This home is in close proximity to the front Office and so that means close to the front bus stop too.

Are you looking for an affordable home ? One that allows you to create your next "haven". The present owner has moved closer to family and so is hoping for a sale sooner than later so she will consider all genuine offers.

Living Gems is a very well presented Over 50's Park and has brilliant modern facilities such as : 2 Outdoor Bowling Greens, a "Summer Room" for meetings and ping pong games. The state of

2 BED | 1 BATH | 1 CAR

PRICE:
\$437,000

OPEN FOR INSPECTION:
N/A



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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.

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely
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