



SOLD

THIS MODERN, 2 BEDROOM, EAST FACING RENOVATED HOME IS WITHIN PARADISE LAKE OVER 50'S RESORT AT RUNAWAY BAY - HAS GREAT STREET APPEAL!

The present owner has excellent taste in décor and has enjoyed renovating this cottage to enhance the relaxed lifestyle on offer here at Paradise Lake Resort. The home has a front east facing deck which allows you to meet and greet your neighbours as they do their daily walk around the Park. The position of this home is in close proximity to the 2nd swimming pool and is only 50m away - enjoy cooling off and chatting to friends.

Special Features of this home:

- * 2 generous size bedrooms - both with built in wardrobes and ceiling fans
 - * 1 Bathroom with the modern glass screen for ease of entering and cleaning
 - * Separate Toilet with wash basin - ideal for when you have visitors
 - * The kitchen faces east and there is a glimpse of the Lake between the houses opposite
 - * There is a dishwasher in the kitchen and the dining area makes entertaining very convenient
 - * The lounge room is light and bright because of the 2 windows positioned to access the natural morning sunshine and there is an air conditioner to adjust the temperature to a setting that suits you.
 - * Easy care flooring and window dressings throughout
 - * A good size shed is at the rear of the home and there is some room available for an entertainment area if you so desired (with approval from the Park Managers)
- There will be regular Open Houses or inspections by appointment until Sold so please phone me , Susan, on 0407 285852 to arrange for a suitable time to inspect.
- This home is in an Over 50's Park and so you purchase the house and lease the land. The weekly Site Fees are approximately \$196 and there is no Stamp Duty to be paid when you purchase as you are buying the home only. There are no Entry or Exit Fees as it is not a Retirement Village. There are no Council Rates.
- The water charges are included in the Site Fees and so all you need to pay for is the electricity and gas and the electricity charges are extremely affordable .
- This Park does have a reputation for being friendly and the residents have the option of being as social or as private as they choose.
- Please attend the open Houses and inspect this wonderfully renovated home which has such an

2 BED | 1 BATH | 1 CAR

PRICE:
\$429,000

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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