



SOLD

THIS 3 BEDROOM HOME IS NEW TO THE MARKET AND LOCATED IN THE POPULAR LIVING GEMS OVER 50'S RESORT - YOUR OPPORTUNITY

The owner of this home enjoyed over 15 years of friendly neighbours, active bowls and wonderful gym and recreational activities and facilities. A superb indoor swimming pool and spa has added value and enjoyment to the Lifestyle choices of many residents. This is a Pet Friendly Park - upon application.

There are 3 generous size bedrooms and all rooms have built in wardrobes, 1 bathroom and a separate toilet and a separate laundry. The bedrooms and lounge have new carpet, and there are 2 air conditioning units, 2 ceiling fans and an open plan living room with a spacious kitchen, inclusive of a mobile dishwasher.

The kitchen does have gas oven and cook top and plenty of natural light and access to a small deck off the living area.

This home is in an easy location within the Park to the letterbox, Recreation Hall and facilities and Bowling Green and magnificent new swimming pool.

So many recreational activities to participate in - if you so desire - be as social or as private as you choose, the choice is yours!

There is too much to tell you about so please phone me, Susan, on 0407 285852 and I will gladly answer any of your questions and make arrangements for you to inspect the appropriate home /s of your choice.

An Over 50's Lifestyle Park means that you purchase and buy a home and lease the land via a Site Agreement per fortnightly payments to the On Site Managers. If you are on a Pension then Centre Link may deem you eligible to receive "Rental Assistance Rebate" fortnightly - the choice is theirs when you disclose your details.

Because you are buying the home only, there is no Stamp Duty to be paid and no Council Rates. There are no Entry or Exit Fees as this is not a Retirement Village. It is a great supportive lifestyle with other like minded people who enjoy a safe, secure and less noisy suburban community. The Site Fees for this home is approximately \$210.00 per week and you do need to pay for water & sewerage charges and electricity - and this is organised at the On Site Office and is very competitively priced! Another reason these Parks are so Popular!!

3 BED | 1 BATH | 1 CAR

PRICE:
\$512,000

OPEN FOR INSPECTION:
N/A



Susan Crook
0407285852

susancrook@atrealty.com.au

www.atrealty.com.au

-  3
-  1
-  1

Internal: 94 m²
Covered External: 8 m²
Total Floor Area: 106 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.