



# FOR SALE

## ONE BEDROOM UNIT - SUIT OWNER/OCCUPIER OR INVESTOR

This fully self-contained unit is located in the quiet middle section of Deagon Village. The rear courtyard of the unit is east facing and catches the morning sun. The layout design allows for the lovely sea breezes to blow through the unit. The unit is currently tenanted – contact Margaret to obtain tenancy details. It would be a great investment property with an excellent tenant already in place, or would suit an owner/occupier once it becomes vacant.

It has the following features:

1. Good design with living area at the front, a kitchen, and the bedroom located at the back of the unit
2. The galley style kitchen is compact, but very functional, and has cupboards and drawers and a single sink and refrigerator space.
3. The bedroom is suitable for a queen sized bed. It also has a built-in double mirrored wardrobe and space for a desk or set of drawers
4. The combined bathroom and laundry is positioned off the bedroom - with a large open shower, vanity and toilet. The laundry area is fitted with a single laundry tub, taps, and a washing machine
5. From the bedroom a sliding door leads out to the good sized courtyard which is part of the unit and is fenced.
6. The courtyard is very private and quiet and has a fold-up washing line and a small garden area and outside tap
7. The unit has 34 m2 internal living space, plus an additional 18 m2 courtyard, making a total of 52 m2
8. Extra features include – security screens on all doors and windows, fan/light combinations in both the living area and the bedroom, split system air conditioner, and an instantaneous gas hot water system.

Deagon Village is a well laid-out complex, with extensive lawns and gardens with mature trees and flower beds. A walkway runs through the Village leading down to the Community Clubhouse which has a book and CD library, a TV, plus a range of other activities should you wish to take advantage of them. There is also a community vegetable garden. There is a Village Manager looking after the complex and arranging events, plus an active social group which also run events.

1 BED | 1 BATH | 0 CAR

PRICE:

BEST OFFER OVER \$230,000

OPEN FOR INSPECTION:

N/A



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