



## FOR SALE

### BEAUTIFUL TWO YEAR OLD, TWO BEDROOM HOME WITH LARGE LIVING AREAS AND SECOND TOILET - GREAT POSITION!

As new east/west facing home with many extras in this quiet area, near the 9 hole pitch and putt, par three golf course.

Some the main features are:

- Large open plan modern kitchen, dining and L shaped lounge, raked ceilings with fan and air conditioning. Centre island work bench with double power socket, double sink, walk in pantry. There is space for a dishwasher. Gas hob and electric oven.
- Beautiful timber floating floors in living areas.
- Crimsafe doors front, screen with doggie door rear.
- Sun skylight through to the living areas.
- Bedroom one boasts carpet, window shutters, ceiling fan and air conditioning with full length built-ins and a tiled two way ensuite with shower and toilet plus lovely bathtub.
- Bedroom two has carpet and built-in wardrobes.
- Nearby is the tiled laundry and a second toilet.

Outside there is a large, fenced dog enclosure on the north side with room and potential for a second carport.

On the south side there is a covered carport and clothesline.

Also at the rear there is a beautiful large covered timber L shaped rear deck/veranda, with views to the north, west and south.

This award winning pet friendly R V Park/Village for the over 50s has many amenities with swimming pool, men's shed, large BBQ areas, 300 acres of land, 8 ball pool hall, a 9 hole pitch and putt golf course, art and craft room, library, games room and more!  
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, Woolies and all other facilities available.

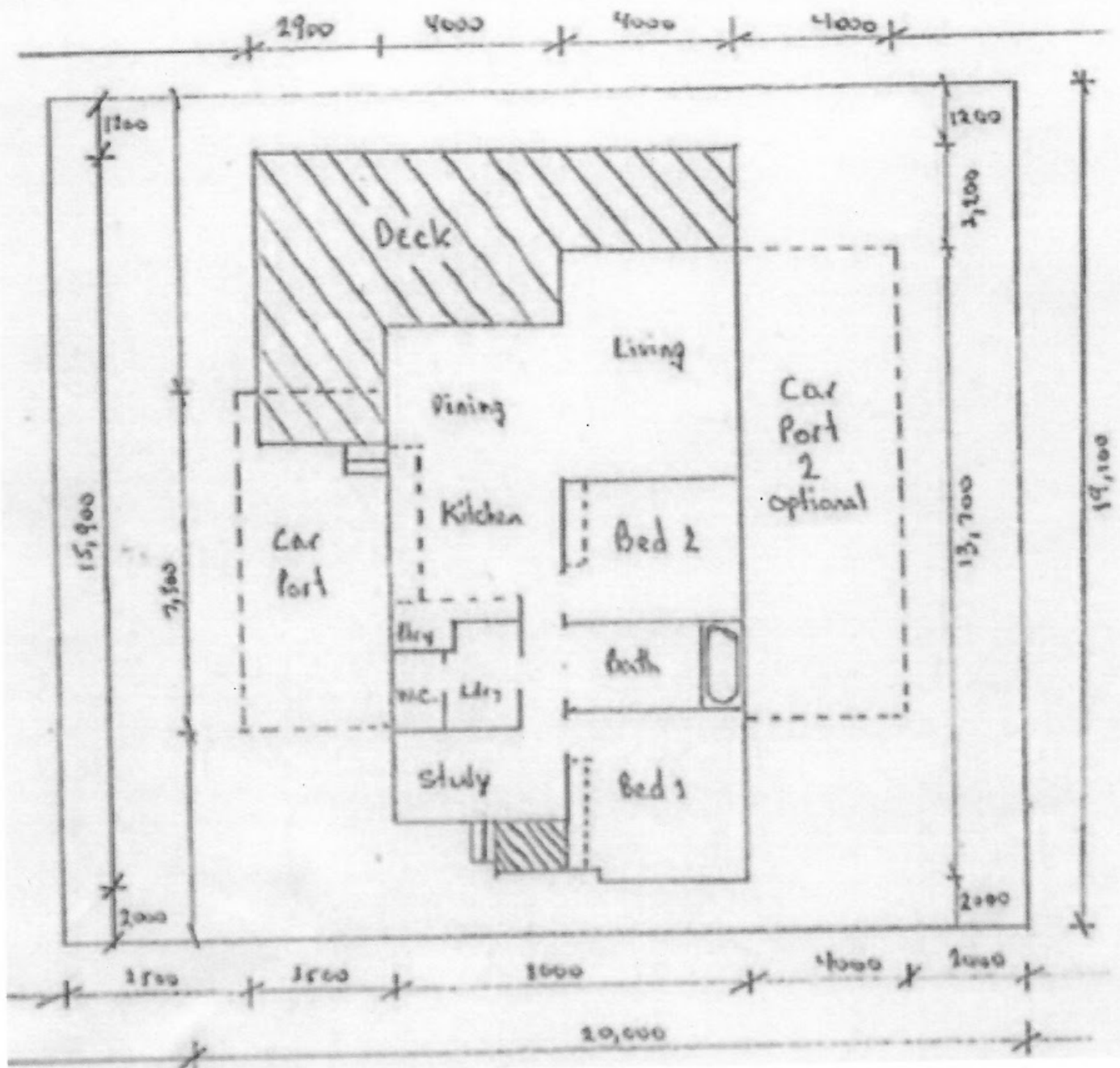
2 BED | 1 BATH | 2 CAR

PRICE:  
\$425,000

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.

