



## FOR LEASE

### 2 BEDROOM VILLA WITH LARGE NORTH FACING SUNROOM

Well presented duplex home at Summerfield Over 55s village, this property enjoys a glorious north facing sunroom leading to a private back garden where you can relax and enjoy the winter sun. It also allows easy access to the heated pool, clubhouse and carpark with direct access through the back gate.

#### HOME FEATURES YOU WILL LOVE:

- \* A stylish 2 bedroom with superb rear sunroom
- \* Open plan kitchen / living / dining
- \* Master bedroom with access to sunroom
- \* Ensuite bathroom has underfloor heating
- \* Second bathroom for your visitors
- \* Modern all electric kitchen with heaps of storage
- \* Split system air conditioning
- \* Carpet and tiles throughout
- \* Single remote garage access
- \* Drop down storage system in garage ceiling
- \* LPG gas connections to home
- \* 5,000 litre rainwater tank to laundry & toilets
- \* New Braidwood Hospital next door to Summerfield
- \* Home is both SEPP Seniors and Disabled compliant

NOTE - Lease can include Refrigerator , Dishwasher, Washing Machine & Microwave

#### COMMUNITY FACILITIES:

- \* Clubhouse
- \* Indoor Heated Pool
- \* Gymnasium
- \* Arts and Craft Building
- \* Men's Club (Braidwood)
- \* Community Vegetable Garden
- \* Beautifully landscaped gardens

2 BED | 2 BATH | 1 CAR

PRICE:  
\$530 per week

OPEN FOR INSPECTION:  
N/A



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# Clancy



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.