



## FOR SALE

### FANTASTIC OPEN PLAN HOME, THREE BEDROOMS, TWO LOUNGES AND TWO BATHROOMS

The best home currently on the market in the best over 50s Lifestyle Village in Australia.

This extended lovely Norfolk home is a 'must see' situated in a quiet area of the village with entry via a covered porch to a large open plan lounge, dining and kitchen, L shaped living area with three bedrooms and two bathrooms, (one an ensuite) and second lounge area/sun room at the northern end of the home which opens onto a large covered deck on the north and east side. Some of the main features are:

- + Large L shape lounge, dining and modern kitchen area with drawer system, gas cooking, electric oven. Bay windows and sun light tube along with ceiling fan and air conditioning. Gas heating in lounge door to hallway and bedroom/office on west side, linen cupboard and laundry with large built-in storage, leading to door and clothesline outside.
- + A large bedroom on the east side with quality carpet, full length built-in wardrobes, plus ceiling fan.
- + Main bathroom is large and has grab rails in the shower and toilet area.
- + Third bedroom has quality carpet, ceiling fan and built-ins.
- + Second lounge is on the east side and has a ceiling fan, quality carpet and is also air conditioned and leads to a lovely covered north and east facing deck (approx. 8 x 3 metres) with retractable blinds all round plus sliding adjustable clears to stop the rain. Stairs lead to the garden and eastside carport / RV
- + Westside carport is fully covered with shade-cloth to block out the weather with a fully lined shed (approx. 3.2 x 3.2 metres) with power and lighting.

Add to this a lovely garden with flowers, mature shrubs, hedges and open views to the north, large rainwater tank connected to the two toilets and washing machine by a stand alone electric pump, filtered water system, rainwater, town water and free pressured bore water for the garden, led lighting and hard wired smoke alarm - you have the lot!  
A complete home with it all is a rare find....

This award winning pet friendly R V park Village for the over 50s has many amenities with

3 BED | 2 BATH | 2 CAR

PRICE:  
\$485,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. RealBrownsie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**63 Parrot Place**

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.