



**SOLD**

## MODERN HOME IN A GATED COMMUNITY.

Located at the over 50's Gateway Holiday Park, just a few minutes from Fairfield Central Shopping Centre, is this lovely and modern 2 bedroom home. This home is positioned in a quiet corner of the Park and has just one neighbour so it is ideal for someone who wants to be close to amenities yet still be away from the hustle and bustle. This property has open space to one side and the Stuart Creek behind giving lots of lovely views and cool breezes.

On entering the property you'll find a carport and front porch that leads into the kitchen/dining room on one side and the living room on the other. Past this there's the bedrooms, each with built-in robes, the main bedroom is a good-sized and has the convenience of having direct access to the 2 way bathroom.

There's also a separate laundry that leads outside to the covered rear entertainment area. (See the attached site-plan).

Other great features of this home are:

- Garden shed.
- Clothes line.
- Instant gas hot water system.
- Established gardens.

The Townsville Gateway Holiday Park is operated by Big 4 Holiday Parks and is a gated community with on-site managers and has a community swimming pool, small convenience store and community reading room.

The site fees are \$171 per week, and this can be subsidised with rent assistance if applicable.

**PLEASE NOTE: BANK MORTGAGE FINANCE IS NOT AVAILABLE TO PURCHASE THIS PROPERTY.**

There are no council rates payable, and there is no stamp duty to pay when purchasing. Over 50's buyers looking for a lovely modern home, in a quiet location, should look at what's on offer here.

Call and arrange an inspection.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$232,000

**OPEN FOR INSPECTION:**  
N/A



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### FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.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.

1/88 Minehane Street, Stuart, Q, 4811.

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.