



**SOLD**

## LARGE OPEN PLAN, TWO BEDROOMS, R V & CARPORT, N-S FACING, LARGE BATHROOM + SOLAR

Large central corner site with modern open-plan, vaulted ceilings and spacious living areas. This home is well presented with tiled floors in the living areas and hallway and carpet in the bedrooms.

Some of the main features are:

- + 4.5 kilowatt Solar system.
- + Large entrance porch with retractable shade cloth and grab rail.
- + Open plan lounge, kitchen and dining areas with ceiling fans and airconditioning. Cathedral ceilings give an air of space.
- + Modern kitchen with built in microwave, electric oven and hob, dishwasher, breakfast bar and drawer storage all round. The hot water is instant gas as well as a gas fitting in the lounge for a heater.
- + The hall leads to the large laundry area with built-ins for linen and another for brooms (could be a second toilet) with a door to the carport and timber covered deck on the west side carport.
- + The bathroom is generous with a double shower, toilet and vanity unit.
- + At the rear of the house the main bedroom on the north east side is very large with a walk-in wardrobe, air conditioning, ceiling fan, carpet less than two years old and wall mounted TV unit.
- + The second bedroom is also large, has near new carpet, ceiling fan, built-in wardrobes and a glass sliding door to the outside covered deck area under the carport.
- + There is a large lined shed with lighting and power on the north east side under the RV port with a window and two separate doors. ( Could be an extra bedroom or utility room).
- + The deck on the west side has a fan installed and is covered by retractable shade cloth and a door to the south.
- + Add to this is a good size rain water tank, statues and potted citrus trees to remain, if wanted.

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.

2 BED | 1 BATH | 4 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A

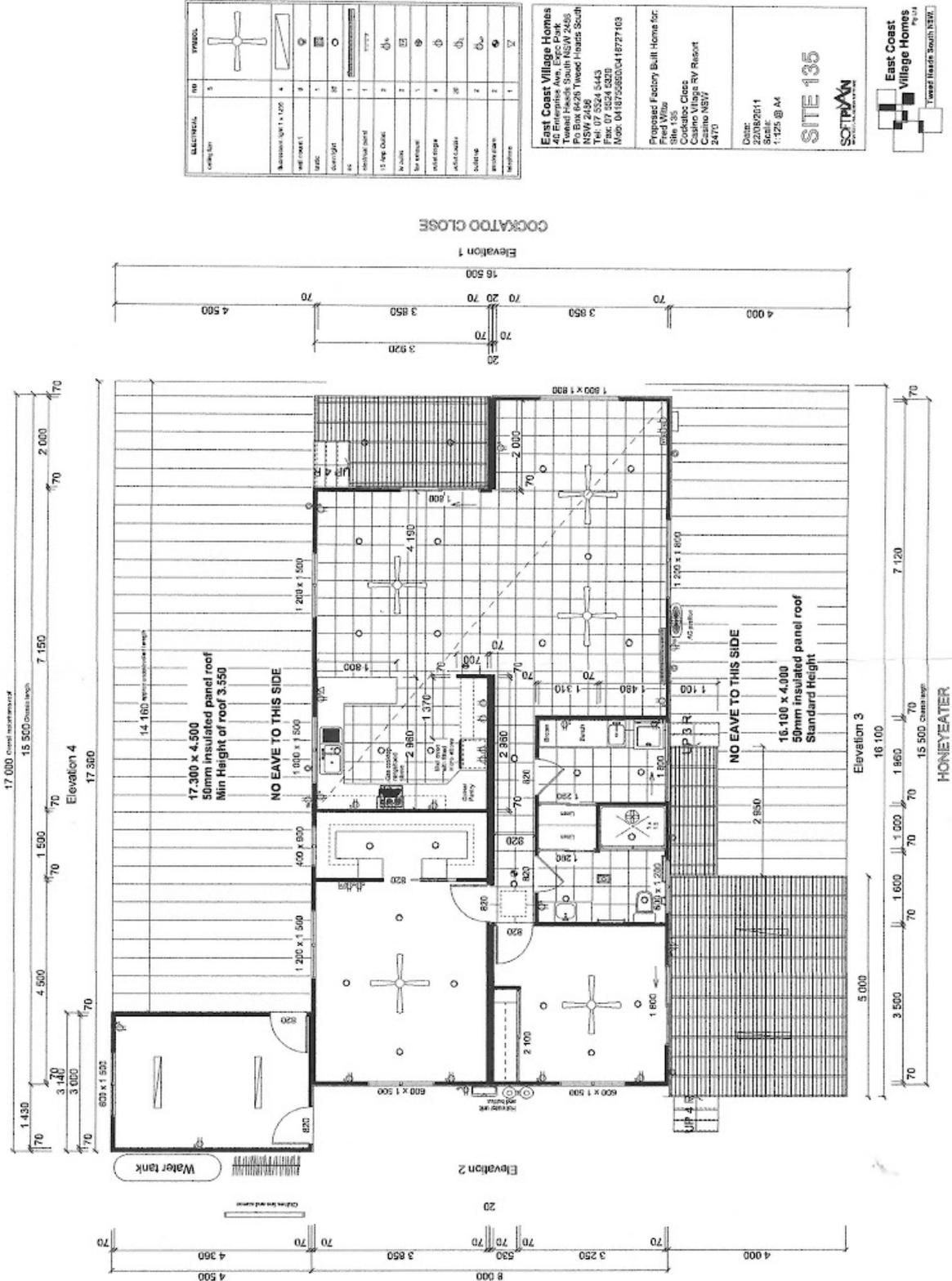


**Murgha Mack**  
0414666970

[murghamack@atrealty.com.au](mailto:murghamack@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)

*Freed's*



MATERIAL	NO	SYMBOL
Concrete	1	
Reinforcement	2	
Brickwork	3	
Roofing	4	
Windows	5	
Doors	6	
Stairs	7	
Plaster	8	
Paint	9	
Lighting	10	
Sanitaryware	11	
Appliances	12	
Fixtures	13	
Landscaping	14	
Other	15	

**East Coast Village Homes**  
 40 Berrigans Ave, Expo Park  
 West Herts NSW 2438  
 Tel: 07 5524 5443  
 Fax: 07 5524 5444  
 Email: 0418753800/41872763

Proposed Factory Built Home for  
 Freed Villa  
 Site No. 135  
 Casino Village RV Resort  
 Casino NSW  
 2470

Date: 22/08/2011  
 Scale: 1:125 @ A4

**SITE 135**  
**SOTRYAN**  
 CONSULTANTS



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.

