



**SOLD**

**NORTH FACING HOME IN A CONVENIENT LOCATION WITHIN PARADISE LAKE OVER 50'S RESORT**

Such a nice comfortable home that is positioned close to all Recreation Facilities - walking distance. This home has 3 balconies so encourages easy entertainment for a relaxed lifestyle. The Owner has enjoyed living here and hope that you will enjoy it as much as she has. It is presented in a minimalist style for easy living.

For an inspection time either attend the advertised Open House Times or please phone me, Susan , on 0407 285852 and I will happily arrange a time to inspect that suits your busy schedule.

**Special Features:**

- \* 2 bedrooms , both with built in wardrobes
- \* 1 Bathroom - has been modernised
- \* 1 spacious Living Room
- \* Dining Area adjacent to the kitchen
- \* Separate Laundry , leading out to large deck for easy entertainment
- \* Main Bedroom has access to a small deck leading to garden and rear of home
- \* 2nd Bedroom with built in wardrobe
- \* Both Bedrooms are nice and bright natural light
- \* Opportunity for the keen gardener to enjoy the outside garden area

When you purchase a home within an Over 50's Resort you purchase the house and lease the land. There are no Council Rates or Stamp Duty to be paid as you do not own the land. There are no Entry or Exit Fees because it is not a Retirement Village. At Paradise Lake Resort the Water charges are included in the Site Agreement which for a House 49 is approximately \$880-00 per month. The Electricity Fees are very reasonably priced - much more affordable than living in the Suburbs as the Owner has negotiated an unbelievable tariff charge.

For those on a Pension you may be considered eligible by CentreLink to receive Rental Assistance Rebate - you pay the Fees as agreed upon by you and the Managers ( weekly or fortnightly or Monthly - discuss with the Managers). The lawns are mowed for you but you are responsible for the garden

Because of the Lake and all the birdlife this Park is not pet friendly. However there are lots of social activities if you wish to join in and attend the options that are on offer and are held in the On Site Recreation Hall.

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

**PRICE:**  
\$460,000

**OPEN FOR INSPECTION:**  
N/A



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49/368 Oxley Dr  
Coomababah

-  2
-  1
-  1

Internal: 72m<sup>2</sup>  
Covered External: 32m<sup>2</sup>  
**Total Floor Area: 104m<sup>2</sup>**

felt  
IMAGERY

This plan is for illustrative purposes only.  
Any information provided should not be relied upon solely.  
www.feltimagery.com.au



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.