



FOR SALE

NOW UNDER OFFER - SPACIOUS NORTH FACING 3 BEDROOM HOUSE WITHIN EMERALD GARDENS OVER 50 RESORT

This home presents so well and has one of the best outlooks - lovely bush land setting in which to enjoy the morning cuppa from the balcony.

The owners are hoping for a quick sale and so will consider all genuine offers as they are at present paying site fees for 2 properties. This lovely home will not "be a steal" but the new owner will get a great home with so much room and storage.

The living area includes a dining area near to the generous sized kitchen and the lounge room can easily accommodate "3 - seater lounge", single chairs/ and/ or "2 - seater lounge" plus television. Kitchen bench space is generous and there is room for bar stools if desired. The pantry is a very good size and the oven and hotplates and range hood are electric - an ideal kitchen for the chef of the family to create delightful feasts for family and friends.

The master bedroom has the bush land outlook too and is positioned away from the 2nd & 3rd bedrooms to enjoy privacy. All bedrooms have built in wardrobes and ceiling fans and are an excellent size. The bathroom has a shower and bath and toilet and there is a 2nd toilet located next to the laundry. The laundry has access to the outside through the side doorway which makes it easy to hang the washing on the clothesline. There is a generous sized carport and a garden shed.

The gardens are nicely presented and compliment the bush land setting because of the choice of plants - there is even a gateway access to the bush / park area so having your morning and afternoon walks is so easy!

Emerald Gardens is a gated community for those aged 50 years and over and the facilities here are excellent - enjoy the large swimming pool/ spa. If you are a bowler then this sport is definitely catered for here - a lovely bowling green with own Meeting Room. The Recreation Facilities are of a very high standard and have recently been refurbished - enjoy the friendly greetings at "Happy Hour", while away some time by playing pool, watching TV, exercising in the gym, reading in the library area. Many activities to enjoy - making friends should be easy here!!

3 BED | 1 BATH | 1 CAR

PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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