



**SOLD**

## SUPERB POSITION ,NORTH FACING WATERFRONT HOME IN OVER 50'S RESORT IN RUNAWAY BAY - BE AN ASTUTE BUY

This 2 bedroom home has been loved for many years and has a very comfortable ambience within and is positioned close to the front of the Complex but in a quiet street near to the Office.

If you or your "over 50" friends and family have been searching for a home to downsize to from the family home then this could be perfect!! It is in good condition but the new owner/s may wish to modernize the interior or else just move in and enjoy.

The home does have a "duct ed air- conditioner" throughout the home. The timber balcony is a L -shaped and with the Site Manager's permission may be enlarged for more user friendly space in which to enjoy the north facing waterfront aspect.

The benefits of this Lifestyle Resort are quietness, security, supportive neighbors, supportive on site managers to co - ordinate and maintain lawn mowing , upkeep of tennis court, 2 swimming pools and provision of a great Recreation Hall. This Resort is one of the friendliest in the areas as has only 187 homes within - one of the smallest Villages in the area.

When purchasing in an Over 50's Resort you purchase the house only, not the land - that is leased and the Site Fees for this waterfront home in Paradise Lakes Resort is approximately \$180-00 per week. This Fee includes your water charges and you do not have to mow the lawns or be responsible for the upkeep of recreational facilities. There are no Entry or Exit Fees , no Stamp Duty Fees when purchasing as you do not buy the land. There are no Council Fees and the electricity fees are very affordable as they are bought in bulk and paid monthly. Some homes have gas hot water systems, solar or electricity.

This lovely home has a gas hot water system and at present an upright gas stove in the generous size kitchen, plenty of cupboards and bench space. The living area is spacious and has definite areas for the lounge and dining settings.

Both bedrooms are spacious and have built in wardrobes and can fit queen beds within if required

2 BED | 1 BATH | 1 CAR

PRICE:  
\$249,000

OPEN FOR INSPECTION:  
N/A



**Susan Crook**  
0407285852

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