



**SOLD**

## AT PET FRIENDLY, TRANQUIL "EMPRESS PARK" - LIFESTYLE DOESN'T GET ANY BETTER THAN THIS FOR OVER 50S A

THIS HOME IS PRESENTATION PLUS!! You won't see anything as well maintained, perfect and spick-and-span if it were new - INSIDE AND OUTSIDE !! So sit back, relax and enjoy!

This is over 50s living at its best. The Village is one of the only pet friendly locations you will find! It has a sparkling swimming pool for the Summer months approaching. It is only a 5 minute drive to go for a stroll at the gorgeous Golden and Bulcock Beaches. Walk across the road to Bunnings, Discount Chemist, Pet Barn and basic grocery supplies, and it's just a 5 minute drive to town centre & major supermarkets.

This villa has ALL of the comforts of home, with 2 bedrooms, a rare separate lounge room and an open and very spacious combined entrance / kitchen / dining area. The kitchen is shining and brand new with all new appliances. There is a large, private verandah at the front of the home, with remote control shutters to open or close according to the weather. As well as the front verandah, there is a secluded, back patio too - AND a beautiful sunny outdoor courtyard at the back of the house. There is a garden shed for the handyman. The home has ramp access at both the front and back. The home can be both rented or occupied by the Owner.

Do you like gardening? Well, potter around until your heart is content, in your own outdoor oasis at the rear of the home. The current owner is the most passionate gardener and green thumb, so benefit and enjoy this amazing flowering sanctuary that she has created. There is bore water on tap, so watering the plants every day isn't a problem!

The new kitchen is beautiful with a stunning stone bench top and includes a brand new 4 burner gas stove and electric oven, new microwave, new refrigerator, double sink, water purifier and heaps of cupboard space.

The separate lounge room is off the kitchen/dining room and very cosy. The main bedroom has a huge, 3 sliding door mirrored wardrobe. The laundry has a new washing machine and dryer which is also included. The bathroom is spacious and has a brand new shower enclosure.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$189,000

OPEN FOR INSPECTION:  
N/A



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