



## FOR SALE

### BRILLIANT, MODERN AND STYLISH - WHAT A SURPRISE HOME AWAITS NEW OWNERS AT EMERALD GARDENS OVER 50'S

This 3 bedroom , 2 bathroom home has been completely renovated and for the most fastidious of buyers this home could be perfect - nothing to be done!!

It has been painted both inside and outside and has all new guttering and down-pipes. The new "modwood" decking is a bonus and not only looks great but is maintenance easy and looks so stylish. The fences are new and are a cream color-bond so having a pet here is easy and allowed by On site Managers, Your "special family member" is allowed! The hot water system is new. Internally there are all new carpets and tiling. The en suite has heater lights and an exhaust fan. And to make sure you sleep soundly there is a remote blind in the master bedroom that has the control in the bedroom. Do not be disturbed by too much daylight - sleep peacefully!

The lounge and kitchen areas are impressive and so look closely at the photos and then arrange for your own private inspection by phoning Susan on 0407 285852 and arrange for an inspection that suits your timetable.

This home is positioned at the rear of the Resort and so has easy access to the bushland walks. The house is positioned within an easy walk to the Recreation Hall ( so many social Events if you wish to join - or not, as you can be as private or as social as you choose).

When buying into an Over 50's Resort you do not pay any Stamp Duty as you are purchasing the home only. There are no Council Rates and at present there are no extra charge for water usage. Electricity is very affordable and you pay site Fees of approximately \$166-00 per week. This may be offset by being reimbursed by Centre Link if you are eligible for Rental Assistance. A quiet, easy lifestyle awaits - be as busy or as relaxed as you choose.

Come , phone Susan now and arrange for your own inspection time. It is a pleasure to be marketing such a modern, well presented home with so many "extra features to make for a comfortable life!

3 BED | 2 BATH | 1 CAR

PRICE:  
\$340,000

OPEN FOR INSPECTION:  
N/A



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