

Sold



117, 2 Wattle Rd, Rothwell



Stand Alone Villa – Great over 50's Village

Located in the popular 'Peninsula Park' at Rothwell this home is immaculate and has been well cared for by the current owner. The time has now come, at the age of 94, for the current owner to head into the next stage of life offering a new buyer a great opportunity to buy into this great lifestyle.

The home stands alone at the end of a row and does not share any common walls. There is a spacious and open plan living area, large bedrooms, and a private courtyard. You can also bring along your pet (subject to body corp approval). The property sits pretty on the end of a row with plenty of visitors parking nearby and lovely gardens contained in the property and throughout the complex

Shops, schools and public transport and kilometers of walking tracks are all located nearby. The complex also offers a peaceful lifestyle with all live-in residence, no rental properties. Best of all there is a range of activities to undertake including a large swimming pool, croquet law, bowling green, common recreation room (for activities such as cards, games and darts), library and several social gatherings including lunches and dinners. There is also a holding yard for motor homes which is free of charge. The good news is the complex is freehold which means you own the home and the land and there are no exit fees. The body corporate is a very reasonable \$300 per month.

The complex has a lovely culture make easing into the later part of life enjoyable while remaining independent, vibrant, and part of an active community – be as involved as you like

The property has been well cared for and is move in ready. The home features:

- Air conditioned open plan lounge, dining, and kitchen
- The kitchen is large and has modern appliances including an electric wall oven, ceramic cooktop, rangehood, large corner pantry, breakfast bar and ample

 2  1  1  214 m²

Price	SOLD for \$318,000
Property Type	Residential
Property ID	1404
Land Area	214 m ²

Agent Details

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Office Details

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storage along with practical benchspace

- 2 big bedrooms (bring your king-sized bed) with built in robes (3 mirror doors) and ceiling fans.
- The master bedroom is located to the rear of the property and leads to the rear courtyard
- Big bathroom with a shower, toilet and large vanity with good storage
- 2nd separate toilet
- Internal laundry with storage
- 1 car lock up garage with remote control door an internal access into the home
- Covered patio at the rear of the home
- Extras: solar power (6 panels), security screens on the windows and doors, water tank for the gardens, lock up garden shed, plenty of storage throughout

Motivated owner seeks all serious offers.

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