

Sold



6 Jayden Street, Ocean Lake Park, Wallaga Lake



## Lake View Villa - Over 55's Community - Wallaga Lake

"Tumaini" - Live the dream in the very popular over 55's community at Wallaga Lake. This park home is immaculate and has been cared for by its current owners. The views are superb, with the distant blue hills and the amazing sunsets over the lake.

The Home: As you enter the home you will see the light filled rooms, a modern designed kitchen with Gas stove, breakfast nook and dining area. The spacious lounge has a divider for the "sleep out" second bedroom and separate laundry. With approval, the laundry room could easily be an ensuite with combined laundry. The master bedroom has built in robes and the main bathroom is new, spacious and modern.

Sun Room: The south facing sun room has screens to keep out any unwanted bugs and filters the setting sun. This is a lovely space to sit and relax while enjoying the views over the lake. The floor is covered in outdoor carpet for easy cleaning.

Parking: A separate lock up garage and a space for a boat, trailer or small motor home.

Other Features: External blinds on the north west windows, quality curtains throughout, ceiling fan in the master bedroom, ramp to the front door for easy access and insulation in the roof. There is also a reverse cycle air conditioning unit in the lounge room.

Location: A short walk to Wallaga Lake foreshore, and not far to Camel Rock Beach, Horse Head Rock, Wallaga Lake entrance where there is generally a lot of good fishing spots.

Site fees: Approximately \$125 per week, plus your usage of Gas, Electricity and Water (confirm with park reception).

NOTE: When you purchase a park home, you DON'T pay stamp duty (a saving of approximately \$4,700).

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<b>Price</b>	SOLD for \$179,000
<b>Property Type</b>	Residential
<b>Property ID</b>	200

### Agent Details

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### Office Details

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Advantages: Unlike Strata Units, there are no joining walls, you don't pay council rates or strata fees - just your weekly rent. Some people are eligible for rental assistance (ask your payment provider for more details and eligibility).

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