

138/88 Holdom Road, Karuah, NSW 2324



House For Sale

Saturday, 20 January 2024

138/88 Holdom Road, Karuah, NSW 2324

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Kirsten Adam
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\$370,000

Introducing 138/88 Holdom Road, where your near new, 2 bedroom villa is waiting for you to discover all the benefits Karuah Village offers. Are you ready to experience your dream retirement adventure. So perfectly located alongside the tranquil waters of Port Stephens. This modern villa boasts two spacious bedrooms, with the master featuring a walk in wardrobe and ensuite. The second bedroom has an abundance of built in wardrobe space and comfortably suits a queen bed. Guests are not forgotten with the main bathroom located nearby. High ceilings and air conditioning welcome you into the open-plan kitchen, lounge, dining and living area providing the perfect space for family and friends to come together. Outdoor entertaining is easy and you are spoilt for options! Spacious area at the front and rear provide two entertaining and sitting locations, whilst the carport easily doubles as the perfect shaded area, with natural breeze way. All are placed perfect for gatherings with family and friends. The rear yard is home to a s an external lockup garden shed with a fenced area overlooking the park towards the river. Karuah Jetty Village is a over 50s living village and an extension of the Karuah Big 4 caravan park, with separate access. The Big 4 facilities are available for you to utilise and enjoy everyday. This home is a leasehold, and the weekly rental is approximately \$199 per week however, is calculated based on your income. You may also be eligible for a rental rebate. You are responsible for payment of Water, Electricity and Gas usage. Come and enjoy the community and be part of their regular weekly raffle nights and other fun community events. Karuah Jetty Village is the perfect place to call home. Enjoy the beautiful water ways of Port Stephens. Located on the banks of the Karuah River, boating and fishing will become your daily lifestyle. Other Features Include- Private Pool-Community hall with facilities - Gardens surrounds- Recreation Hall- Private Jetty, moorings & library- Caravan storage for residents at \$200 a year, with a \$200 deposit- Dog friendly- Access to the Big 4 Karuah Park, Tennis Court, Volley Ball Court, Pool, Jumping Pillow and kiosk Only 20 minutes to Raymond Terrace, 5 minutes to Pacific Highway, 25 minutes to Newcastle Airport and 2.5 hours to Sydney