

# 225/96 Holdom Road, Karuah, NSW 2324



## Sold Villa

Wednesday, 28 February 2024

225/96 Holdom Road, Karuah, NSW 2324

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



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## Contact agent

New Price! Do not wait and buy off the plan, this home has all the extras already added and almost brand new! Resort Style living for Over 50's! Introducing 225/88 Holdom Road, where your near new, 2 bedroom + study modular home is waiting for you to discover all the benefits Karuah Waters Estate 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 and a study, with the master featuring built in wardrobes and ensuite. The second bedroom also has a built in wardrobe space. A dedicated study room with storage area allows for your home office to be taken care of. 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! The front balcony of the home provides for the perfect relaxation area, with a panoramic view of grasslands and the magical Karuah River. The back patio is just another spot to sit and watch the birdlife in the trees. An absolute hidden gem is the rear of the garage, boasting a generous elevated large covered carport easily doubles as the perfect shaded area, with natural breeze way. All are placed perfect for gatherings with family and friends. Karuah Waters Estate is a over 50s living village and an extension of the Karuah Big 4 caravan park, with separate security 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 Waters Edge 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