

**43/94 Island Point Road, St Georges Basin, NSW  
2540**



**Sold Retirement Living**

Monday, 14 August 2023

43/94 Island Point Road, St Georges Basin, NSW 2540

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Retirement Living**



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## Contact agent

Over 55's living at its best! Situated in a pleasant pet friendly community, this two bedroom unit, built in approx. 2017 and is currently available for sale. Rosevale Village is one of the most beautiful spots to retire and is pet friendly so you are able to have your special little buddy come and stay with you when you downsize. The water is across the road for all of your swimming and water activities. The community is land lease and which means that you are to pay a weekly site fee to the community management team. With a modern kitchen complete with a quality appliance package, great for the best chef or cook, open plan living and dining area with ceiling fan and split system air conditioning, two bedrooms both with ceiling fans, bathroom, internal laundry with an additional toilet, separate dining, lounge room. We also have full length covered front and rear veranda's which is great for entertaining family and friends. Storage is not an issue in this home as there are double storage cupboard located in the hallway, not to mention that both bedrooms have double wardrobes then in the laundry there is ample storage. Upon stepping out the back you will find the beautiful full house length veranda just like out the front and then you have a generous approx. 3m x 3m storage shed for all of your tools or craft supplies.

**Property Features:-** Kitchen with stainless steel appliances- Ample storage in the kitchen consisting of pot draws, cutlery draws, large pantry and plenty of cupboard space- 900mm gas cooktop- 2nd toilet in laundry- Tandem carport with electric roller door- Open plan kitchen, living and dining area- Split system for heating and cooling- Ceiling fans to both bedrooms and lounge room- Covered outdoor long veranda's x 2- Gas instant hotwater system- Dishwasher- Approx. 3x3m garden shed

**Community features:-** Library- BBQ area x 2- Community center- Recreational area- Pool table

Why not enjoy the community hall for a game of pool, craft, reading from the library, or just sit and watch a show on the big TV screen. This tightly held community does not have homes come on the market very often due to the community spirit and proximity to local facilities in the area. The local shopping strip is approx. 500m away with all of the conveniences of the local supermarket, mechanics, bakery, boat mechanic, takeaway stores, real estate agency, lawyer, doctor, physiotherapist, hair dressers, two dollar shop and more. Weekly site fees are approx. \$280 per fortnight and if you are on a Centrelink pension you will receive (if eligible) rental assistance. Make a time to view as this is a very tightly held community.