

BIG4 Kelso Sands Holiday & Native Wildlife Park, 86 Paranaple Road, Kelso, Tas 7270



Sold Retirement Living

Saturday, 12 August 2023

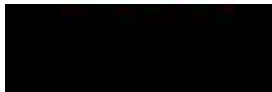
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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Easy Sell Rent
1800847567

Contact agent

Phone Enquiry Property ID: 7333Offers Over \$147,000.00. This Caravan unit is coming onto the market on the 16th September 2023 & we are seeking expressions of interest for inspections at this time. This is a reluctant sale with the owners looking to move overseas. This beautifully presented unit which is large enough for a couple & space for the grandkids to visit, will be sold fully furnished with all brand new furniture, bought for the forever home. The unit is North facing with a delightful sunroom at the front. Perfect for the person who may like indoor plants, a hobby room or somewhere warm to sit while having that morning coffee. The unit has new carpet throughout. From the sunroom area you walk into the main dining & lounge & TV room, a timber table & chairs & sideboard, large smart TV with a lovely pellet fire (serviced for winter) for those cold winter days & nights & a large corner lounge with a pull-out bed. This area leads through the office area which is off the kitchen where there is a side-by-side fridge freezer unit. Behind this area there is a small visitors' bedroom. Down the corridors there is a dressing room followed by the main bedroom which has a brand-new king size electric bed & a 2nd TV & an ensuite bathroom. Leading out from the lounge TV room, is a fully paved courtyard which has a new outdoor setting & umbrella. Ideal area for those lazy summer afternoons plus an amazing BBQ's with a smoker oven & also a great spot for the keen gardener. There is also a brand new 3 x 3 mt shed which is being sold with the unit. Inspection will not disappoint. This caravan unit is being sold for permanent living for the right people to join our 50's & over Lifestyle Community for Independent Living. This is a quiet rural park set on 36 acres & the park backs onto the Tamar River where long walks & good fishing can be enjoyed. Boat ramp is less than 5 minutes away. There is a storage area for residents who may have a boat, trailer, caravan or motorhome for a small weekly fee of \$5. Beaconsfield is the nearest township for shopping with 2 great IGA Supermarkets, Butchers, PO, Newsagency, Service Tasmania Office, Service Stations, Pharmacy, Dr's surgery, Hardware & specialty coffee shops. A boat ramp is just 5 minutes' drive at Kelso & another at Clarence Point. Fees are set at \$370 per fortnight until 1st January 2023. Successful applicants will need a Federal Police Check. Upon acceptance to purchase, a 10% deposit is required with a 2-week settlement preferred. Fees are \$370 per fortnight set until 1st January 2024. Eligible residents can apply through Centrelink for rental assistance which is approx. \$150 per fortnight. Electricity fees are the only other fee with all units fitted with their own electricity meter. No water rates, no mowing & no Body Corp fees. Inspection will not disappoint. We are now calling for expressions of interest or general enquiries for Inspections. Appointments & enquiries can be made via email enquiries@kelsoholidaypark.com.au or phone on 03 63839130.