

**175/102A Moores Pocket Rd, Moores Pocket, QLD,  
4305**



**House For Sale**

Friday, 16 August 2024

175/102A Moores Pocket Rd, Moores Pocket, QLD, 4305

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Gai Flynn

0422090882

## FLOOD FREE DOWNSIZING CHOICE

A SOUGHT-AFTER SOLUTION TO DOWNSIZING! RESORT-STYLE FACILITIES IN AN OVER 50'S COMPLEX WHERE YOU HAVE NO WORRIES OTHER THAN PLANNING YOUR NEXT TRIP!

Discover the many amazing benefits of Complex living and in particular this beautiful Villa! Only occupied first in 2018, the modern finishes and fittings, floor plan, vaulted living room ceiling and your choice of 3 outdoor areas to relax and enjoy are clear winners when choosing your new home. Main features include:

Three generous carpeted bedrooms - 2 with built-in robes and ceiling fans.

Lovely open planned air-conditioned living room with separate dining area, vinyl plank flooring and ceiling fan.

Airy, modern kitchen with extended bench and overhead cupboards plus pantry and Dishwasher.

An extra-large bathroom with large shower recess, corner vanity and toilet.

A 2-way powder room is accessed from the main bedroom and the laundry and includes a vanity.

The large laundry includes good bench space, a linen cupboard and opens to the carport.

The carport has a remote panel lift door and has shade-cloth side screens for privacy.

The end of the carport is your large out-door entertaining area - a shady private spot to enjoy the garden!

From the hallway step out onto the private rear verandah with weather blind.

There is a lovely sunny aspect to the front of the villa with a small porch overlooking the garden.

The low-maintenance rear yard is gravelled and boasts a full width garden with mature shrubs.

The Complex is for Over 50's residents and the villas are for owner occupiers only. The fortnightly site fee is \$436.61 - you pay your own electricity, insurance and small water cost. The Complex has a large Community building with Library, kitchen, meeting areas, BBQ's and full length front verandah overlooking the beautiful pool, bowling green and tennis court and river. Walking paths abound around the complex with beautiful outlooks along the river. There is an on-site Manager and Bus stop at the Complex entrance. Please Call Gai Flynn to arrange your private inspection.

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