

# Site 193 Double Beach Caravan Park, Cape Burney, WA 6532



## Sold House

Saturday, 10 February 2024

Site 193 Double Beach Caravan Park, Cape Burney, WA 6532

Bedrooms: 1

Bathrooms: 1

Type: House



Chris Moore  
0439926306

**\$100,000**

SERIOUS SELLERS - PRICE REDUCED!! Behind the façade, lies a CHARMING Beach cottage/ Park Home SURROUNDED BY NATURE at Double Beach Caravan Park, Cape Burney SITE 193, the perfect downsizer home. Located approx. 10km south of Geraldton. It would suit singles, couples, FIFO, or someone wanting to take off caravanning and need to lock-and-leave. If you are over being tied down to your garden and the constant maintenance, well grab your fishing rod, take a quad or short stroll to the beautiful Greenough River mouth and ocean. Situated within a lovely quiet and friendly park with swimming pool. You will feel right at home from the moment you walk through the secure sliding door at the entrance to the undercover area that could be used as a patio area or could possibly fit a small sized car as a carport. Through to the rear of this area is an undercover, outdoor bathing area. Make this into your own private oasis!! Beyond this is a fully lockable storage/man cave/workshop area. The inside of the home offers a spacious living area and a generous full size kitchen with lots of bench and cupboard space, open plan lounge/dining and fully airconditioned for your comfort. Off the kitchen, is the bathroom, shower, toilet, vanity, wash machine and dryer space. Walking up the next level steps is the 1 big bedroom plus retreat area with reverse cycle air conditioning, and built in robes and storage cupboards. • Connected to Bottle gas, Rinnai Gas instant hot water system, underground power and deep sewerage. • No more mortgage, or no land rates. • A Lease fee of \$150 per week is applicable. (Rent assistance may be available if eligible), Water, gas & electricity bills are also your responsibility to pay. • There are no exit fee's for when the time comes to re-sell. • Buyers must pass Park Management interview. Beautifully maintained and immaculately presented throughout. It has everything you need in a low maintenance and easy care secure home. There are so many little extras here that make it a truly special home. Don't just take our word for it, make sure you come and see this one for yourself. Don't miss out! Contact Chris Moore 0439 926 306 for a viewing of this lovely residence. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should do their own due diligence.