

FOR SALE BY OWNER

FABULOUS HIGHSET NEAR PERFECTHOME

RESORT: ELYSIUM ADDRESS: 339 Brisbane St Beaudesert

HOUSE: VILLA 26

PRICE: \$410,000

DESIGN: SENATOR

BUILT: 1993

STAGE: ONE

STREET: Elysium Way

EXTERIOR: WHITE/Green Trim

INTERIOR: Neutral

DETAILED LIST OF HOME EXTRAS AND INCLUSIONS

BASIC FEATURES: Two Bedrooms/ Disable Bathroom/ Dual Parking/ Pets Welcome

HOME SIZE: 90m2 **LAND SIZE:** 200 Sqm **SITE FEE:** \$910.80pcm (As from 1/9/25)

ENTRANCE	BED1: QUEEN Quality W/W Carpet	
-Safety Access Ramp to Patio Deck	-Feature Picture Window-Block-Out Drapes	
-Wide Nth Facing Viewing Deck Privacy	-Dual Built-In Robes/Ceiling Fan Light	
-Steps from Street-Front Security Door	-Sunny Nth Facing Aspect	
LOUNGE: Quality W/W Carpet 4mx6m	BED 2: QUEEN Quality W/W Carpet	
-Picture Wide Window-Lace Curtains	-Feature Picture Window-Curtain-Drapes	
-Feature Ratten Ceiling Fan	-Dual Built-In Robes/ Nth Facing Aspect	
-Mishubishi Rev Cycle Air Conditioner	BED3: STUDY-MPR-CRAFT ROOM	
-Feature Wall Lighting	-Quality W/W Carpet/ Window-Roll Blind	
-Built-In Wall Unit-Library-Storage	ENCLOSED CARPORT 3mx7m	
DINING-MEALS: W/W Carpet 3mx3m	-High Lined Ceiling-Fit Small Motorhome	
-Picture Window-Lace Curtains-Drapes	-Feature Colorbond Privacy Fencing	
-Servery to Kitchen/Pendant Bench Lights	-AW Wall Power Points/ Fluro Lighting	
KITCHEN: Vinyl Flooring	HOUSE EXTERIOR	
-Teckina Fan Forced Up Right Oven	-Vinyl Wall Insulated Siding/C'Bond Roof	
-Ample Cupboards and Storage Units	-Aluminum Windows-HWS-Whirly Bird	
-Single Pantry-Wide Fridge Space	FEATURE FRONT GARDEN 3mx10m	
-Window-Outlook Rear Garden	REAR FENCED GARDEN 1.5mx16m	
-Ceiling Light-Exhaust Fan	-Large Dual Door Color Bond Shed	
BATHROOM: Tiled Flooring	SIDEWAY Access Potential 3mx9m	
-Feature Open Disability Shower Recess	-Space for Car-RV-Boat or Extension	
-Rail-Hand Rose-Grab Rails-Tastic Lites	THIS PROPERTY BENEFITS & BONUSES	
-Vanity-Mirror Privacy Obscure Window	TRUE NORTH FACING ASPECT!	
TOILET: Tiled Flooring	PREMIUM WIDE CORNER SITE!	
-Grab Rail-Window	POTENTIAL TO EXTEND HOME!	
LAUNDRY: Tiled Flooring/Utility C'bd	IMMEDIATE VACANT OCCUPANCY!	
-Security Door to Rear Yard Landing Ramp	FLEXIBLE SETTLEMENT TERMS!	
LOOK: NO STAMP DUTY! NO RATES-ENTRY-EXIT-LEGAL FEES! NO CAPITAL GAINS!		
BUYERS PLEASE NOTE: Dennis Ring of Over50sResorts.com.au should be your First and Best Agent choice, to call on 0417 616 318, if considering purchasing your home, Dennis has the experience and thorough knowledge Selling Over (56) Homes, as Sales Manager in Elysium Village since 2020! (For personal references please ask homeowners and sellers or simply go on Google and view Over50sresorts.com.au Website, for a better understanding of buying benefits in an Over50sResort)		
DISCLAIMER: No Warranty can be given to prospective purchasers for the particulars hereby given and therefore all parties must rely on their own enquiries before entering into purchase the property.		