







Sutton, 21/1246 Federal Highway

Dramatic Price Change - Must Be Sold!!

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For Sale
$175,000 cash

View
ljhooker.com.au/33DSGCY

Contact
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0488 164 426
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An opportunity to be mortgage free in a pleasant and welcoming community with amenity being continually upgraded. The park is under new management, maintenance and upkeep are a priority. $121 per week site fee includes water, rubbish removal and access to park facilities such as open space, swimming pool, tennis court, playground, BBQ area.

Located in the quiet, established, owner-occupied section of the Eaglehawk Holiday Park this well-presented cabin is an excellent example of what park living has to offer. Just 20 minutes drive to Canberra CBD, a mere 12 minutes to Gungahlin Town Centre, Eaglehawk Holiday Park is a most convenient address.

The cabin offers two living spaces and a generously proportioned bedroom with ceiling fan and large built-in wardrobe.

21/1246 Federal Highway provides a low maintenance lifestyle in an open plan

LJ Hooker

LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

environment. Climate control is via a split system air conditioner and a delightful slow combustion wood burner. Hot water is an electric system.

The fully equipped kitchen is functional with gas cooking (via bottled gas) and has good storage and a leafy outlook. The internal laundry is convenient and has room for a large washing machine, benchtop dishwasher and dryer.

The small private rear yard is fully fenced with a large garden shed and an access gate to a parking bay suitable for a boat and caravan. Parking out the front includes one covered car space and enough room for an additional two cars to be parked off the street.

This excellent cabin gives you the rare chance to be mortgage-free in an amazing location. Call me now or be at the next open home.

Lot: 217m2, Living: 48m2, Sunroom: 7m2, Carport: 16m2, Site Fee: $121pw











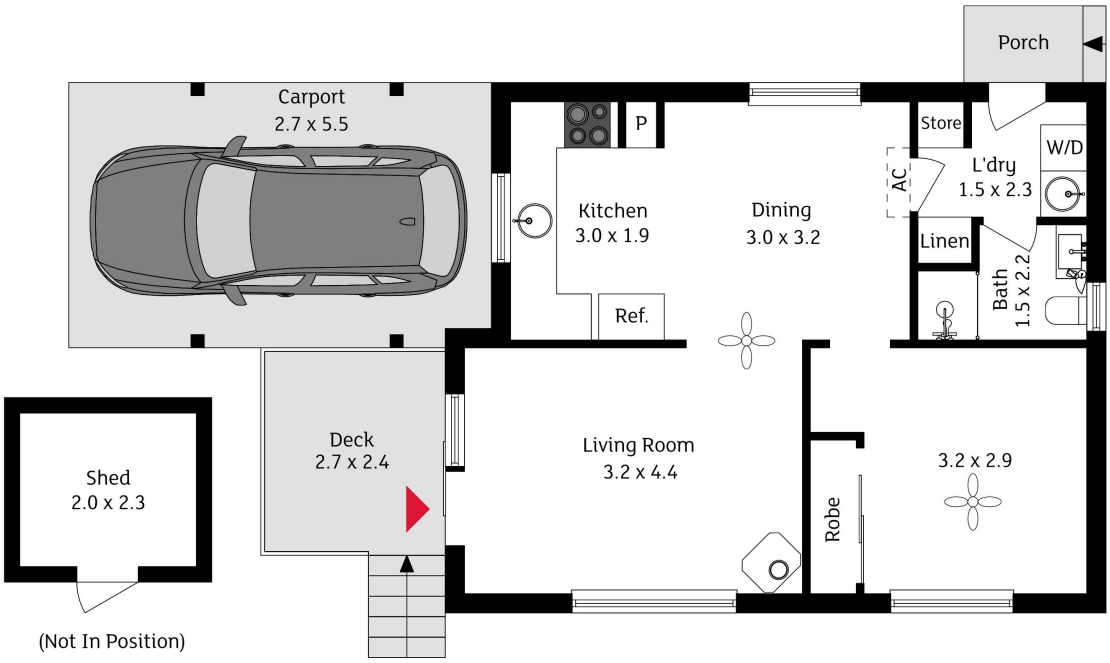
More About this Property

Property ID	33DSGCY
Property Type	House
House Size	48 m²
Land Area	217 m²

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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