



81 Plover Circuit, Sutton

Cash is King

There's something quietly appealing about Capital Country Holiday Park , a relaxed, country-style setting just a short drive from Canberra, where things feel a little slower and a little simpler. It's not polished, and that's part of the charm. For the right buyer, it offers an affordable way to step into home ownership without the usual price tag.

Positioned within the Village on Plover Circuit, this permanent two-bedroom dwelling is a straightforward opportunity with genuine potential. It's comfortable as is, but there's no hiding that it would benefit from some further love and that's exactly where the opportunity lies. Whether you're handy, creative, or simply looking to add value over time, there's room here to make it your own.

The layout is practical, with the bonus of a sunroom that adds extra living space, ideal as a second sitting area, hobby room or just somewhere to enjoy the natural light.

Outside, a single carport provides covered parking, while the corner position gives you that bit of extra breathing room that's often hard to find in similar settings.

Wrapped in a quaint white picket fence, there's a real sense of a

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FOR SALE
\$195,000-\$225,000

VIEW
By Appointment

AGENCY
LJ Hooker Country Canberra
(02) 6213 3999

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.

 **LJ Hooker**

small, country-style home here- modest, but full of potential.

You are buying into a community, you have the amazing surrounds of good people and also within an environment where the amenities become yours to use as well.

It's important to note this is a cash-only purchase, which naturally narrows the buyer pool, but for those in a position to do so, it presents a cracking opportunity to secure something affordable, close to Canberra, with scope to improve and make your mark.

Important Information

This property is located within Capital Country Holiday Park and is being sold as a dwelling only. Buyers do not acquire ownership of the land and will be required to enter into a site agreement with park management.

Ongoing site fees apply and may be subject to change. Interested parties are encouraged to make their own enquiries with park management regarding current fees, inclusions, and any future increases.

Due to the nature of this ownership, this property is suitable for cash purchasers only, as traditional lending is generally not available.

All residents must comply with the park's rules and regulations, including conditions around occupancy, use of the property, and any future improvements or alterations.

The home is being sold in its current condition and offers scope for updates. Buyers should rely on their own inspections and seek independent advice where necessary.

The Info

- Site Fees : approx. \$162.55 per week
- Site Manager : Bill
- Separately Metered electricity and Gas —Water in site fees (Borewater)
- RCAC Split System

MORE DETAILS

Property ID M2J09
Property Type Other

LJ Hooker Country Canberra (02) 6213 3999

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