



## Sutton, 10/1246 Federal Highway

### Drastic Price Reduction

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. The 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 a living space and a good-sized bedroom.

10/1246 Federal Highway provides a low maintenance lifestyle in an open plan environment. Climate control is via a relatively new split system air conditioner. Hot water is a gas (via bottled gas) storage system.



#### For Sale

\$120,000 - \$130,000 cash

#### View

By Appointment

#### Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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The small private rear yard is fully fenced with a garden shed. There is a large carport for undercover car accommodation.

Be aware that you are not buying any land. you are buying the cabin only. The land it sits on belongs to Eaglehawk Park for which you are charged a weekly Site Fee.

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.

Living: 30m2, Carport: 23m2

## More About this Property

<b>Property ID</b>	FKJ09
<b>Property Type</b>	Other
<b>House Size</b>	30 m2
<b>Land Area</b>	150 m2
<b>Including</b>	Air Conditioning Electric Cooking Gas Hotwater Tiles

**Troy Thompson 0408 694 917**

Director | Head of Land Marketing | Licensed Agent |  
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**Alan Tongue 0412 630 977**

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT



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