



Home Realty  
Group

# FOR Sale

113/16 HOLZHEIMER ROAD, BETHANIA QLD 4205

\$565,000+

2  1.5  1  250m<sup>2</sup>



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# MORE *Photos*







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## ADDITIONAL

# Information

### PROPERTY FEATURES

- 3 bedrooms (2x with 3 door Built-ins)
- Large Bathroom with Toilet
- Separate 2<sup>nd</sup> Toilet in Laundry
- Tiled throughout
- Carpet In Bedrooms
- Carpet in Living / Multipurpose room
- Ceiling fans
- Ducted air conditioning throughout
- Ample Storage
- High Ceilings
- Kitchen overlooking rural views
- Dining area
- Security Screens (Prowler proof screens)
- Electric roller shutters on all windows
- Separate Laundry
- Remote Single Lock Up Garage
- Solar System (8 panels)
- Electric HWS
- Uninterrupted Farm & Mountain Views!

**CHATTELS** - Ducted Air Conditioning, Solar System, Window Furnishings, clothes line, Electric Roller Shutters on bedroom windows, Electric HWS.

**RATES & WATER RATES** - NO

**BODY CORPORATE FEES** - NO

**SMOKE ALARM COMPLIANT** - Yes

**EASEMENTS** - No

**FLOOD SEARCH CATEGORY** - effected at rear of complex to outside storage area, only during extreme rain eg. 2011. Not through homes.

**AVAILABILITY** - VACANT

**SITE FEES** - \$500 per fortnight

**WATER** - Invoiced by site office monthly - separately metered

**GADENS/LAWNS** - Owners responsibility to maintain

**TOTAL HOMES IN COMPLEX** - 270 approx.