



Unit 7, 9 Milpera Rd, Green Point, NSW



## Forget Aircon - this is the coolest place in Summer!

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This secure and comfortable over 50's estate welcomes you to move straight in.

This 2 bedroom, 1 bathroom, neat and tidy relocatable home is located in the lovely suburb of Green Point. Coles and local stores are within walking distance. The minute you walk through the door it offers an instant WOW, it's nice and cool, BUT affordable to heat in the winter months. This property is very well insulated, roof, walls & yes.. the floors as well! This owner has done it all. Ask me the question, how much was the power bill???

Features include:

- Communal swimming pool x2
- On-site office at the front
- Level walking distance to Green Point shopping village
- Kitchen with gas cooking
- Air conditioning
- Natural gas Hot water
- Built in wardrobe in 1 bedroom
- Underfloor insulation, gold bats in roof

2 1 1

Price	SOLD for \$164,000
Property ID	100860

- Crimsafe on all windows and sliding door
- Recently painted throughout
- New roof on verandah & carport
- Shed on verandah
- One owner, lovely lady

No Body Corporate levies. No Council rates or land-tax. Weekly site-fees are only \$158.

If you are looking for a comfortable and relax life style, This is the place. call James today!

0400 447 551.

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