



Unit 45, 39 Karalta Rd, Erina, NSW



## "Relocatable Settlers Cottage - Retirement living "

Our 2 bedroom Settlers Cottage has been freshly renovated with new paint and floor coverings. Tucked away on a cosy and private perimeter site in a quiet and peaceful section of Karalta Court Village

This home is offered to owner occupiers. Investors not accepted

Combined living and kitchen areas at the front of the home, lead onto a sunny North facing sit out verandah.

Separate bathroom with shower , toilet and vanity.

Parking for one car is available on the site.

Enjoy a peaceful location and quiet retirement life style within walking distance to Erina Fair Shopping complex, the biggest on the Central Coast NSW. Regular bus services pick up at our village entry.

Situated in a quality seniors complex with a large swimming

2 1 1

Price

SOLD

Property ID

100864

pool.

Several medical centres are nearby

Renting the site from the Karalta Court Home Village owner allows you to buy the home outright at the incredibly low purchase price.

Your Site fee can be further reduced if you are eligible for Government rental assistance.

There are no legal costs or stamp duty payable on the purchase  
No exit fees payable when you resell so you get to keep all of the capital gain

No body corporate levies.

No Council Rates.

No land tax.

Easy maintenance.

Please call Karen to arrange an appointment on 02 4367-7789

A residents right to occupy residential premises under the residential tenancy agreement is a leasehold right only, and not a freehold or other right of an unlimited or perpetual nature and may in certain circumstances be terminated.

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The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

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