



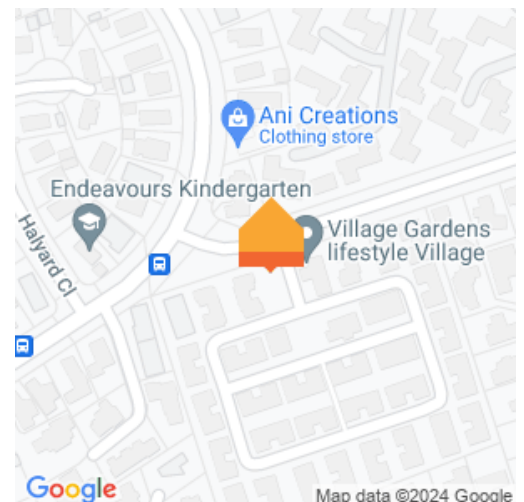
Made To Enjoy

📍 29/16 Rototuna Road, Flagstaff

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Nestled in the beautifully established Village Gardens is this well-presented 2-bedroom villa. Close to Flagstaff Shopping Centre with opportunities for outings, gatherings and activities, this is an excellent opportunity to secure a fun and easy-care lifestyle in a friendly community setting. Featuring 2 good sized bedrooms, semi-ensuite, internal access single garage, and a lovely outdoor courtyard and private garden with room to grow your vegetables. With an affordable body corp fee you can relax with all the work done around you with the outdoor maintenance all taken care of. Surrounded by a friendly and social community, there are crafts, bingo, mahjong, cards, knitting and bowls. Monthly pot-luck night and group outings creates a welcoming village atmosphere. Unlike most lifestyle villages where you only have a "License to occupy" with no capital gain and loss on selling, here at Village Gardens you have Freehold Unit Titles and any capital profit is yours if you ever wish to sell your home.

<b>Floor size</b>	108 m <sup>2</sup>
<b>Rateable value</b>	\$470,000
<b>Rates</b>	\$2,579.00



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