



# SOLD

## A LARGE 3 BEDROOM HOME WITHIN GATEWAY LIFESTYLE OVER 50'S VILLAGE AT COOMBABAH - GREAT POSITION AND VERY AFFORDABLE!

If you are downsizing from the family home and looking for something with 3 bedrooms and room for your favorite pieces of furniture, then please inspect this new to market home - phone me, Susan, on 0407 285852 Do Not Delay as this will be one of those sought after homes that will not last long on the market.

It is in a desirable position within the Park and does need some modernizing - which means you can create just the "right feel" for your personal taste. The family has organised for some internal painting in a neutral color scheme to be done so it could be moved into once all the paperwork and contracts have been completed and processed . This home does boast a ramp which is located in a practical position within the carport still plenty of room for the car! Outside there are 2 garden sheds and a trellis wall with entrance gate to an entertaining area waiting to be developed - in front of the carport.

There is a spacious open plan living area and so will accommodate both a dining suite as well as a large lounge. The kitchen has plenty of cupboard space and a reasonably new electric cook top - a pantry that will more than adequately store all your food and cooking items - enough to feed family and visitors. An excellent size that is sure to impress the most fastidious of cooks. There is a refrigerator included and for those who are health conscious then the water filter will remain .

All 3 bedrooms are a good size and all have built in wardrobes The carpet has been steamed clean and is neutral toning so you could move straight in or if you want to renovate then you may consider living here for a few months to get the right impression of the home before making any changes as it is a very livable home and could be perfect just the way it is - totally your decision. The laundry is separate and so is the toilet room. The shower is set up without a door as that suited the previous owner and her health and living needs.

If you enjoy meeting people and your neighbors then you will be pleased with the large size of the front deck. The side fences are color bond and there is a small timber fencing at the rear which may be extended if you are a keen gardener and want to utilize some of the Village gardens - just discuss with the On Site Managers.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$260,000

OPEN FOR INSPECTION:  
N/A



**Susan Crook**  
0407285852

susancrook@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)