



## FOR SALE

**OUTSTANDING PRESENTATION AND STYLE IS ON OFFER WITHIN LIVING GEMS OVER 50'S RESORT AT COOMBABAH. A MODERN HOME TO ENJOY!**

An inspection will not disappoint! A place to be proud of and one that has so many extra features that provides comfort, practicality and value - a must see!

Please phone me for an inspection time that suits your busy lifestyle and so that you do not miss out on the opportunity to buy a quality home, even though you are downsizing from the family home.

This 2 bedroom home has a great floor plan and is an open plan, so it easy for entertaining family and guests , yet practical. The kitchen presents well and is a generous size and has modern appliances - even a filtered water system is available. You will enjoy creating culinary delights in this kitchen and yes, the creative cooking arrangement is out of view of guests sitting at the dining table and lounge room.

There is one bathroom and this has been renovated with thoughts in mind for the next owner ( it was positioned like an en suite but this has been altered for the needs of this present owner , but can be converted back easily.)

Designed for the person who enjoys Movies and TV, this home does have a "Foxtel Dish" on the roof. The carport does have a new auto door recently installed for convenience in any weather conditions. In front of this is the undercover outdoor entertaining area for those summer barbecues - such a relaxing lifestyle awaits the new owners in this home.

There are 3 ceiling fans and an air conditioning unit in the living area - so easy to cool the whole house down - or warm it up in winter. The windows have been tinted and there security door screens in this home. The Code for entrance to this Over 50's Park is given to the owner for security and access.

Floor coverings are carpet , in neutral tones and tiles. Easy maintenance and housekeeping duties here!!

Because this is an Over 50's Park there will be no Council Rates or Stamp Duty to be paid on

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$295,000**

**OPEN FOR INSPECTION:**  
**N/A**



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