



# FOR SALE

## NORTH FACING OVER 50'S HOME, OVERLOOKING WATER. HUGE PRICE REDUCTION - NOW ASKING \$280,000

A listing with many desirable features: wide waterfront views, large wrap around balcony, ramp from carport to house and 2 bathrooms. Some renovation required with balcony but a great lifestyle and future appreciation will be possible as this home has a spacious living area and open plan from the kitchen.

This home will be ideal for those who love to create a "home" and make it shine with their own style whilst adding value on their purchase and lifestyle.

An opportunity not to be missed by the astute buyer of homes in the Over 50 Resorts - it does need some refurbishing of the wrap around balcony. The interstate owners have been on the market too long and are hoping for a sale and definitely at the "right price" for both Seller and Buyer. All genuine offers considered so act now!!

The living area is spacious enough for a large lounge and dining suite - this home is ideal for those downsizing from the family home for the first time. This home does accommodate china cabinets, full dining setting and matching buffet and is open plan from the kitchen. There is room to change some things and enhance the space and decor. A large kitchen with a good size pantry, plenty of cupboard space - the chef of the family will enjoy creating their special recipes here!

There are 2 bedrooms and the main bedroom does have a spacious ensuite and large wardrobe. The 2nd bedroom has a wardrobe and is positioned opposite the main bathroom and laundry.

The floor covering has been changed in the last 12 months and the best feature of all is the fact that this home is positioned north to water and so there is always plenty of birdlife to watch. The balcony has plenty of room for entertaining family friends and the visiting children are sure to delight in watching and counting the turtles. But we know it needs work and repairs and your offer will be considered. This home awaits your talented makeover!

House 166 is positioned in a quiet street close to the On Site Recreational Hall and Main Office -

2 BED | 2 BATH | 1 CAR

PRICE:  
\$280,000

OPEN FOR INSPECTION:  
N/A



**Susan Crook**  
**0407285852**  
susan crook@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 166/368 OXLEY DR COOMBABAH



CONTACT: SUSAN CROOK 0407 285 852



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

TOTAL APPROX FLOOR AREA 135 SQ. M

This plan is for illustrative purposes only.

Any information provided should not be relied upon solely.

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