



SOLD

AN AFFORDABLE ONE BEDROOM HOME WITH SUCH "WELCOMING STREET APPEAL" - A MUST INSPECT . IS THIS YOUR NEXT HOME??!!

House 90 has sadly just been placed on the market and so is now awaiting a new owner to love it just as much. This house has been a one owner home and is in good condition and has been well maintained.

It has a special calm ambiance and there is plenty of natural light throughout. The house faces east and you and your visitors would enter via the nice private balcony at the front and then into the open plan living room and kitchen / dining area. It does feel spacious and there is some furniture included in this sale.

The bedroom does fit a queen size bed and has a built in wardrobe and carpet on the floors. The bathroom / laundry is adjacent to the bedroom and the whole house has been well cared for and loved.

Positioned towards the back of Settlers Over 50's Village means there is no street noise and it is surrounded by friendly neighbours who have been supportive and yet allowed the owner to remsafely independent into her 90 +years

The Park has 2 swimming pools, a tennis court, barbeque area and Clubhouse and obliging OnSite Managers and ground staff.

The benefits of living in an Over 50's Park is that it is affordable, secure and quiet. When you purchase there is no Stamp Duty charged as you do not purchase the land but the house only. There are no Entrance or Exit Fees and no Council Rates. There is Site Fees of approximately \$180-25 per week and if you are deemed eligible by CentreLink then you should receive "Rental Assistance Rebate fortnightly as you lease the land. In this Park your water charges are generally for your usage only and so most people do not receive a water bill - unless they have been "heavy users".

Such a great location as it is easy access to Runaway Bay Shopping Centre, HarboursTown and Helensvale Shopping Centres and Restaurants. The University Hospital and University are only about 15mins away and the train and light rail are at Helensvale so also closeby - approximately 20 minutes drive or 30 minutes in the bus.

This home is new to the market and is so affordable and appealing that I do hope you phone me, 0407 285852

1 BED | 1 BATH | 1 CAR

PRICE:
\$150,000

OPEN FOR INSPECTION:
N/A



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