



# SOLD

## MATURE COASTAL LIVING

Call Gaylia Griffiths on 0419 879 037 to view this weekend.

Noble Lakeside Park is a prestigious over 50's lifestyle village spanning over 25 acres with well-maintained landscaped gardens surrounding a beautiful lake. Some of the amenities include 2-swimming pools, a fully licensed Lakeside Club Community Centre with library, pool table, TV Facilities, and a full kitchen. There is also two additional Club Houses, 4-lane bowling green, workshop, BBQ areas, full tennis court, caravan parking area (if available).

Noble Lakeside Park is situated within Kingscliff, a northern New South Wales coastal town where everything is close by. Start your day with a swim in the surf or walk along the pristine beaches of Kingscliff. A bike ride by the sea-hugging cycle path along the foreshore park is great any time of the day. Plenty of options to shop, wine, dine or just enjoy a coffee and soak up the beach vibe like the locals do.

This residence comprises of a combined lounge/dining and two-bedrooms. The well-designed kitchen has ample storage space, a large corner pantry, plenty of bench space and a breakfast bar. The living zones have a reverse cycle air conditioner, ceiling fans and opens out to the veranda. Both bedrooms are well sized with quality carpet, ceiling fans and built-in robes. The front entrance porch has a bullnose veranda running the entire length of the home and is with fitted with glass sliding windows. There is a side ramp, extra fencing, a gate for easy access, and is ideal for dog owners. The carport has been fitted with a pull-down blind at the entrance and to the side has shade cloth where the owner had fernery and plants growing. To the rear of the carpark is another room currently used as a laundry and storage space. External blinds were added around the house providing privacy and additional shade. An added feature of this home is a side path with an easy walk to the Rec Room, pool, and the main lakeside clubhouse.

What to expect living in an over 50's Manufactured Home Park in NSW

- You own the house and lease the land (site fee)
- Site lease fee includes all council and water rate charges, ground maintenance
- Site fees are \$220.00 p/w less pensioner rental rebate (if applicable) \*Known at time of advertising
- No stamp duty on purchase of your home
- No entry or exit fees.
- Ideal for those wishing to downsize
- Independent living and you only need to maintain your house and you own private garden.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$435,000

OPEN FOR INSPECTION:  
N/A



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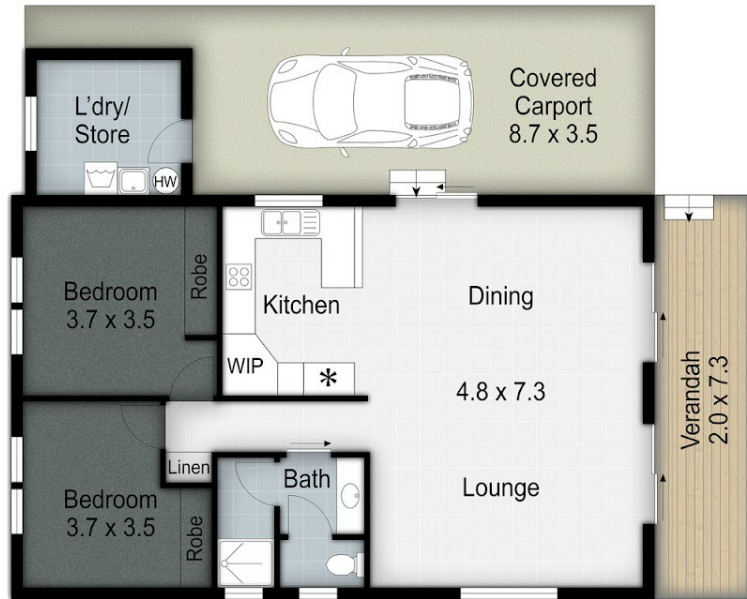
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Coastal

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122/34 Monarch Drive, Kingscliff

Internal: 84 m<sup>2</sup> | Garage: 31 m<sup>2</sup> | External: 13 m<sup>2</sup> | Apprx Total: 128 m<sup>2</sup>



While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or Contracted Illistrator accept liability for any error or omissions. Prospective buyers should make their own enquires and form their own judgement on this property.

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.

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