



## FOR SALE

**PRICE REDUCED TO SELL !! - A VERY MOTIVATED OWNER! THIS IS A NORTH FACING WELL PRICED OVER 50'S RESORT HOME - ALL REASONABLE OFFERS CONSIDERED**

The present owner has a new direction to move to and so is very motivated - Your opportunity is Now !

To arrange an inspection please phone me, Susan , on 0407 285852 and I will be happy to arrange a time to view.

Some Special Features on Offer:

- \* 2 bedrooms, Master bedroom is generous in size and with a large walk in wardrobe to and both are located at the rear of the home.
- \* The 2nd bedroom has a built in wardrobe and is light and airy
- \* The bathroom is easy access to both bedrooms
- \* New carpet throughout - nice neutral colour scheme. The internal paintwork is new and there is beautiful beige carpet.
- \* 2 x Ceiling Fans, new lighting throughout , - big windows gives plenty of natural lighting
- \* Open Plan Living Room with open servery from the kitchen
- \* North Facing Aspect with new timber decking at end of street so only one neighbour alongside

Position perfect to enjoy all the Park has to offer - just a short stroll to the Recreation Hall, Outside Bowling Green, Large in ground swimming pool, Managers Office, tennis court and the Coombabah Shopping Plaza , bus stop either side of road.

This is one of the few Over 50's Park that allows pets upon application.

This is an Over 50's Park which means that you do have to be aged 50 years or over to reside here. When you purchase you buy the home only and Lease the land. There is no Stamp Duty when you purchase, no Entry or Exit Fees as it is not a Retirement Village. There are no Council Rates as you don't purchase the land. The Site Fees at this Park are approximately \$391-40 per Fortnight and this will be reviewed in January 2023.

You pay for water and electricity at this Park - but very affordable tariffs. If you are deemed eligible by CentreLink you may receive a Rental Assistance Rebate to assist as you don't own the land.

If you are searching for an affordable new home within a friendly Community, this could be

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

**PRICE:**  
\$375,000

**OPEN FOR INSPECTION:**  
N/A



**Susan Crook**

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