



SOLD

THIS 2 BEDROOM, NORTH FACING HOME IN REDGUM OVER 50'S PARK AT COOMBABAH IS NORTH FACING- AND IS NOW "ON THE MARKET"! IS THIS YOUR NEXT HOME ?

Position Perfect for ease of access to the busy Recreation Hall , Managers Office , Bowling Green, Swimming Pool and Tennis Court and The Coombabah Shopping Plaza. Ideal for an independent lifestyle after downsizing from the family home.

This 2 bedroom home has a spacious living area and has been styled and lovingly prepared for the market. This was Pamela's home and so exudes personality, energy and an active lifestyle - great vibes and good memories were made here

It has a relaxed and calming ambiance and is light and bright which makes for a welcoming home to all those who visit and enter through the north facing, wide balcony with moveable privacy screens on the deck.

The Master bedroom is generous in size and does have a good size walk in robe and plenty of natural light. Both bedrooms have new carpet in neutral toning so will be easy to develop an impressive interior design colour palette - create your own style.

The 2nd bedroom has been mainly used as a home Office for communicating via computer to family and friends and for keeping up with social activities. Perhaps it could be your visitors room or craft room?

Have you been looking for a while ? This Park has attracted many new residents for many reasons but especially because it is a "pet friendly" park (upon request and with approval). There are curtains throughout and the modern vinyl flooring provides a home that is easy to maintain and easy to decorate.

The 3 way bathroom is always handy and the vanity setting has been modernised with a caesar stone benchtop and nice neutral tonings.

The carparking spaces could be increased as it has potential for change if required. There is a ramp from the laundry to the carport, Solar Panels and the perfect position for a short stroll to the bustop and/ or shops.

This Park does have new Site Fee charges at \$205 (approximately) per week and this fee may be offset by a Rental Assistance Rebate . There is no Stamp Duty when you purchase as you buy the home and lease the land. There are no Council Rates for the same reason. It is not a Retirement Village and so there are no Entry or Exit Fees.

These Parks offer great independence for the home from the family and gives great support for

2 BED | 1 BATH | 1 CAR

PRICE:
\$415,000

OPEN FOR INSPECTION:
N/A



Susan Crook
0407285852

susancrook@atrealty.com.au
www.atrealty.com.au

215/22 HANSFORD RD
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 142 SQ. M

This plan is for illustrative purposes only.

Any information provided should not be relied upon solely.

Susan Crook
0407285852
susancrook@atrealty.com.au
www.atrealty.com.au

