



SOLD

FABULOUS FURNISHED 2 BEDROOM HOME IN OVER 50'S PARK AT COOMBABAH - HUGE PRICE REDUCTION!!

This lovely home is located within a quiet and tranquil bushland setting and needs nothing more to be done as it is presentation perfect! What a great home that is awaiting a new owner.

There is a nice L shaped balcony to enjoy the morning and afternoon sunshine. It does have nice gardens to enjoy at the front and rear of the home and the carport does have drop down shade cloth to protect your car from the weather.

From the moment you enter the home you can see for yourself the pride of ownership and practical layout of this neat and tidy home. The floors are the modern timber look style vinyl and the bedrooms are carpeted. Both bedrooms have built in wardrobes and ceiling fans. The master bedroom does have a reverse cycle air conditioning unit too. A new wall mounted small TV will remain in the bedroom.

There are new window furnishings throughout and a new awning for weather protection on the balcony plus a new security door on the side deck.

All maintenance has been recently serviced and checked and repaired (if necessary). The owner certainly is presenting it at its best!

The lounge room does have an air conditioning unit (recently serviced and regassed). The new lounge suite will remain as it fits the space perfectly and also provides extra storage space and can be made into a double bed (good to cater for overnight or unexpected visits from grandkids or friends. The large wall mounted TV will remain with the house.

The kitchen is modern and light and bright and has a lovely window over the sink. The new 2 door fridge will remain, microwave, small electric oven, dining suite. Everything matches and blends in well.

This home does have a separate laundry and the washing machine will stay - the dryer is positioned in the garden shed at the rear of the carport.

The whole house has had plenty of love, care, renovation and money spent on it and so I would imagine this home will not last long on the market as there really nothing else to be done. This Parks Site Fees are approximately \$854-40 every 4 weeks. The water charges are included in the Fees and you do pay for electricity and your phone and internet charges yourself.

This Park is ideal for people who want a quiet independent lifestyle as there is a swimming pool and 2 bbq 's near the pool. No Social Club but some very nice like minded neighbours who do

2 BED | 1 BATH | 1 CAR

PRICE:
\$364,000

OPEN FOR INSPECTION:
N/A



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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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Any information provided should not be relied upon solely.
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