



# SOLD

**THE TIME FOR A BARGAIN BUY FOR 2024. MUST BE SOLD!! LOCATED IN SETTLERS OVER 50'S VILLAGE, COOMBABAH.**

The owner of this well maintained and recently renovated has decided to move closer to family and so this is your opportunity to buy a modern style of home that is for those people aged 50 years and / or older who want to maintain their independence in a safe, quiet bushland setting. This 2 bedroom home has new paintwork inside and outside, the new modern laminated timber like flooring and lovely white window shutters throughout the living areas. There are new window shades on the western side of the house.

The kitchen is sure to delight the chef of the family as it has plenty of cupboard and bench space, a new dishwasher and an open plan so that the chef can enjoy talking to visitors whilst cooking up a feast. The sink is positioned at the window so you can enjoy the views too.

The lounge/ living area is spacious and has plenty of natural light and a lovely bay window with storage underneath. The dining room is adjacent to the kitchen and separate from the lounge room which does have a reverse cycle air conditioner.

Both bedrooms are generous in size and have built in wardrobes , ceiling fans and the master bedroom does have a reverse cycle air conditioner. The Master bedroom also has a sliding door to the outside east facing deck - so convenient.

This Settlers Village is a friendly place to live and it does have friendly on site managers, a recreation/ meeting house , 2 swimming pools, tennis court and a relaxed lifestyle on offer. For convenience there is a bus stop just outside the front gate.

When you purchase in an Over 50's Park you do not pay Council Rates or Stamp Duty as you purchase the home only and lease the land. There are no Entry or Exit Fees to pay as this is an Over 50's Park, not a Retirement Village. The water charges are included in the Site Fees ( unless you use over your allocated amount), the electricity is organised by the Park. NBN is available within the Park. The Site Fees are approximately \$212.40 per week but if CentreLink approves, you may receive Rental Assistance Rebate fortnightly.

This Park is not pet friendly but it does enjoy a peaceful pleasant and affordable lifestyle so please phone me, Susan, on 0407 285852 and I will gladly arrange for your own private inspection to view this "home on the hill".

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

**PRICE:**  
\$400,000

**OPEN FOR INSPECTION:**  
N/A



**Susan Crook**  
**0407285852**

susancrook@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)