



# SOLD

## A GRACIOUS 2 BEDROOM HOME FOR ENTERTAINING AND EASY LIVING - LOCATED WITHIN LIVING GEMS OVER 50'S RESORT, COOMBABAH

This lovely home has a generous wide corner balcony which is great for friendly socialisation with neighbours who are enjoying their morning and afternoon walks. Throughout this home there is definite evidence of pride of ownership and presentation.

The kitchen has been modernised and there are the drawers, new cupboard doors and plenty of bench space and cupboards. An electric oven, rangehood and cooktop for the chef of the household and the design of this kitchen allows the Chef to join in the conversation whilst creating super culinary delights - an open plan kitchen and living area and the home is light bright and airy.

Nicely presented and so well maintained means that you could move in and enjoy living in House 165 prior to making any personal changes as this design is well thought out and works well. There really is nothing to be spent unless for personal taste changes.

The 2 bedrooms have built in wardrobes, ceiling fans and plenty of natural light through the large windows. The bedrooms are separated by the large bathroom with separate bath and shower. A 2nd toilet / powder room is located in the separate laundry area.

There is an auto door opening into the carport and which leads out around the house to the 2 sheds and side gate.

Are you looking for a nice home to move into after selling the family home then this could be your best choice for your next home. Please phone me, Susan, on 0407 285852 and arrange for your own private inspection.

Living Gems at 70 Hansford Road Coombabah is an Over 50's Resort and has a magnificent new Swimming Pool and Spa Centre with water temperature at a set temperature all year round and it does have a ramp with hand rail plus approximately 3 lanes for swimming laps or just enjoying cooling off. The views from the pool are so special - bushland setting and sometimes includes views of grazing kangaroos in the bush - very picturesque!

There are Site Fees to be paid by residents at Approximately \$220 + per week and this provides a gated, secure Community of 223 homes, Recreation Facilities, Outdoor Bowling Green and Meeting Room, Gym Room, Music Room, Movie/Stage area, Library, BBQ area, Fully equipped Kitchen for Special Celebrations - so much to offer here. You can be as social or as private as

2 BED | 1 BATH | 1 CAR

PRICE:  
\$532,000



OPEN FOR INSPECTION:  
N/A



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165/70 Hansford Road  
Coombah

-  2
-  1
-  1

Internal: 90 m<sup>2</sup>  
Covered External: 33 m<sup>2</sup>  
Total Floor Area: 123 m<sup>2</sup>

felt  
IMAGERY

This plan is for illustrative purposes only.  
Any information provided should not be relied upon solely.  
www.feltimagery.com.au



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.