



**SOLD**

**NICELY RENOVATED 3 BEDROOM HOME  
WITHIN AN OVER 50'S LIFESTYLE PARK,  
REDGUM COOMBABAH - PRICE REDUCED!!**

This Over 50's Park is very sought after as it is pet friendly and conveniently located - opposite the Coombabah Plaza - could this be Your new home?

This home has the following features:

- \* Recently renovated and painted throughout
- \* New lighting, new fans, new window dressings - vertical blinds throughout
- \* New Auto door to double Carport - very spacious for that 2nd car or trailer
- \* Extractor Fan on new Roof
- \* New Bathroom waterproofing, new toilet ( separate from bathroom)
- \* New carpet and vinyl in kitchen and bathroom
- \* Front and Rear dec
- \* Kitchen refurbished with some new appliances
- \* Modern painted easy maintenance flooring in carport - just wash away stains
- \* Garden shed
- \* Ideal home for the keen gardener - impressive and welcoming
- \* Spacious dining area from separate lounge area - open plan
- \* Such a great entertainer and privately located
- \* Friendly residents and plenty of recreation facilities

This Over 50's Home has space and so if this is your first downsize effort from the family home then be quick to make an appointment to inspect, Please phone me, Susan, on 0407 285852 . and I will happily arrange a time to show you through this new listing.

Site Fees are approximately \$195-00 weekly. There are no Council Rates and no Stamp Duty to pay when you purchase this home as you are buying the house only and leasing the land. The water charges and electricity are very affordable and if CentreLink deem you eligible then you may receive fortnightly payments called "Rental Assistance Rebate".

It is pet friendly but there are conditions and so you must apply for consideration to keep your pet at your residence.

This is classified as a "Manufactured Home" so it is not a Retirement Village and so there are no Entrance or Exit Fees.

Affordable Living at its best!! And a Motivated Owner wants a Sale - all Genuine Offers

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$530,000

**OPEN FOR INSPECTION:**  
N/A



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207/22 Hansford Rd  
Coomabah

-  3
-  1
-  2

Internal: 100 m<sup>2</sup>  
Covered External: 50 m<sup>2</sup>  
Total Floor Area: 150 m<sup>2</sup>



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.