



## FOR SALE

### ANOTHER PRICE REDUCTION!! THIS PROPERTY MUST BE SOLD - ALL GENUINE OFFERS CONSIDERED

This 2 bedroom corner home is vacant and is located within Living Gems Over 50's Resort at 70 Hansford Road Coombabah . It is positioned close by to all the recreational facilities and the letterboxes. The home is positioned opposite a Council Park - an easy access for residents with pets to take them walking.

There is a south east undercover deck acting like a "portico" to welcome you and your visitors home. The large living area is fully tiled for ease of housework and is positioned adjacent to the renovated kitchen which has a new cooktop, oven and rangehood - a great start for the new owner!

There are 2 bedrooms and the main bedroom does have a walk in robe and a separate toilet. The 2nd bedroom has a wall size wardrobe with ample room for clothing plus shelving. There is new carpet in both bedrooms and both have new lighting and ceiling fans. These bedrooms are positioned separately which provides great privacy if you have visitors staying overnight.

The bathroom has a shower, vanity and great storage areas - a very practical layout.

Laundry location is adjacent to the kitchen/dining area and is generous in size. It provides the exit to the back yard and does have a sloping ramp and also provides access to the open single carport.

This Park presents beautifully and has the most modern recreational facilities and many buyers will be pleased to know that it is pet friendly ( upon review and approval by On Site Managers.) This is a great supportive and friendly lifestyle choice within an affordable Manufactured Homes Qld Park . There are plenty of social activities to join and meet with neighbors.

Do you enjoy outdoor bowls? This Park has a very well maintained bowling green with meeting room close by. The swimming pool is between 1-2 years young and is indoors with floor to ceiling windows overlooking the bushland setting - so peaceful and relaxing. There is a ramp for easy access with a support rail for safety. The Happy Hours are regular and affordable - a good way to meet other residents.

A gated community with wide streets, lovely manicured lawns and gardens and rendered home style - very impressive.

When you purchase a home within an Over 50's Park you buy the home only and lease the land. There are no Council Rates and no Stamp Duty to pay. It is not a Retirement Village so there are no Entrance or Exit fees to be paid when you leave. The Onsite Managers are friendly and

2 BED | 1 BATH | 1 CAR

#### PRICE:

Price Reduction - Now Asking  
\$515,900

#### OPEN FOR INSPECTION:

N/A



**Susan Crook**

**0407285852**

[susancrook@atrealty.com.au](mailto:susancrook@atrealty.com.au)

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