



FOR SALE

AN EAST FACING HOME WITHIN LIVING GEMS OVER 50'S RESORT COOMBABAH - SUCH A WELL PRESENTED PARK WITH IMPRESSIVE RECREATION FACILITIES

Could this be your new home? This 2 bedroom cottage has good size bedrooms and both have reverse cycle air conditioning units plus another in the living Area. There are 2 windows in each bedroom so plenty of natural light and there are 4 ceiling fans (inclusive of one on the front deck.) Built in wardrobes and extra linen cupboards in this well designed home.

If you enjoy cooking then this kitchen size is generous with cupboards and bench space and a lovely window above the sink - washing up is not a chore but if you wish you may choose to utilize the dishwasher. There is a weather proof front deck to sit out and enjoy the views, speak to the neighbors or just enjoy a quiet cup of tea.

Most homes in Living Gems do have 2 toilets and this 2nd toilet is located in the laundry so is quite convenient if you are gardening or for when you have visitors.

House 200 has been well set up for the "extra owner of the home" - Meet the poodle, artificial grass is down along the rear of the property and there is a generous size doggy door for ease of access.

The bathroom is well presented and all of this house helps to create a welcoming ambience for all who enter - especially the deck with shades to protect the area on not so good weather. The advantages of living in Over 50's Lifestyle Parks is that there is good security, friendly neighbors, more affordable than in the Suburbs and large enough for when you are downsizing from the family home.

It is a gated Community with the newest and best indoor swimming pool to enjoy, bowls green, bbq area, gym, a stage in the Recreation Hall and a well organized Social Club to help "newbies" settle in and at their own pace.

When you buy in an Over 50's Village you buy the house only and Lease the land from the On Site Managers (A Site Fee of approximately \$212.48 per week. There is Rental Assistance Rebate available from CentreLink who will assess whether you are eligible. There are no Council Rates and no Stamp Duty to be paid as you are not buying the land. The lawns in the front of the homes are mowed by the gardener and the On Site Manager.

The electricity and water is metered and is more affordable than out in the Suburbs.

If you would like to inspect and learn more - please phone me, Susan, on 0407 285852 and arrange a time to inspect and ask your questions.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$545000

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.