



FOR SALE

YOUR OPPORTUNITY TO PURCHASE A 3 BEDROOM HOME LOCATED WITHIN "LIVING GEMS OVER 50'S RESORT, COOMBABAH" - IN NEED OF SOME RENOVATION.

This Over 50's Manufactured Homes Park has been very popular and so this could be exactly the home for you?!

Don't be slow in enquiring and making an appointment to inspect this property that is just requiring a little TLC to make it just how you desire. Please phone me, Susan, on 0407 285852 and I will be pleased to assist you.

This Park is pet friendly - upon approval from Management.

This home does have many of the extra features that recent Buyers have been looking for:

- * 3 Bedrooms - all with built in wardrobes and of a generous size.
- * 4 Ceiling Fans
- * A Large rear yard - ideal for the avid gardener to create a special relaxed outside area to enjoy. Plus room for a pet
- * There is a rear deck for outside enjoyment but which could be renovated to exactly what you require.
- * The kitchen and living room is open plan and needs new flooring covering perhaps to modernize and refresh it along with a refresh of interior painting. Such a great space!
- * There are 2 toilets and a nice sized bathroom with shower, positioned adjacent to the laundry and side door to the carport.

This is a great opportunity for those who have sold their family home and are wanting to downsize to a smaller home (but not too small) and then enjoy a friendly Community with great facilities:

Outdoor Bowling Green, modern indoor swimming pool with ramp and rail to enter plus a good size spa, recreation hall with Tv and music opportunity, full kitchen and dining area for those wishing to celebrate a special occasion or join in the organized activities on offer.

There is a small gym, library and a host of activities on offer at Living gems. There is no insistence for residents to participate but there is usually a good response and it is a great way to meet the residents and settle into your new Lifestyle Park - if you wish.

When you purchase a in an Over 50's Manufactured Homes Resort then you purchase the house only and lease the land. At present the Site Fee you pay is approximately \$910-00 per month. For this you do have a great community with a new indoor heated pool with a ramp and

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Above 539000

OPEN FOR INSPECTION:

N/A



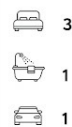
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6/70 Hansford Rd
Coomababah



Internal: 105 m²
Covered External: 42 m²
Total Floor Area: 147 m²

felt
IMAGERY

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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.