



## FOR SALE

### SPACIOUS 3 BEDROOM RENOVATED HOME AT LIVING GEM, COOMBABAH. A SUPERB SUNROOM TO ENJOY. JUST MOVE IN AND RELAX..

Have you been searching for a large 3 bedroom home that is large enough to place most of your furniture from the family home and provide a modern stylish decor that is sure to impress?? This home is new to the market and ready to be enjoyed by someone who is looking for that "something special" and with a large rear garden area. Ideal if you have a pet that likes a yard for outside play.

An inspection is a must ! The photos and floorplan will provide you with a possibility but your own private inspection will allow you to see if this lovely home can "tick all the boxes" on your wish list.

Please phone me, Susan , on 0407 285852 to arrange a time that suits your busy schedule so that you can inspect at your leisure.

All bedrooms are generous in size and the Master bedroom has a relaxing outlook to the rear garden and the bathroom also has access to the main bedroom so can function as an ensuite.

This comfortable home has many extra features to enhance your Lifestyle Choice.

The kitchen is spacious and open plan to the living area which leads out to the versatile "sunroom".

The present owners have recently had the roof painted and the exterior of the home. There are 2 air conditioners in this home and 4 ceiling fans. The 3rd bedroom also has ( from the previous owners) a Shower cubicle in it. There is laminated panel flooring throughout this home but these owners have had new carpet placed over the panels in all bedrooms - this could be changed when you move in - if you are the lucky owner. There are privacy, weather protection window shutters on the outside of this home.

Position perfect ! Only a short walk to the letterboxes, Recreational Clubhouse with excellent facilities and especially the new indoor heated pool and spa area. There is a very well utilized outdoor Bowling Green and Meeting room and BBQ area . A Noticeboard that highlights all the different activities and Social Events on Offer

If you are new to the idea of Manufactured Over 50's Parks , then please note:

\* No Council Rates as you purchase the home only and Lease the land for approximately \$910-00 per month

\* No Stamp Duty to be paid as you do not own the land - you purchase the home only

3 BED | 1 BATH | 1 CAR

#### PRICE:

Offers Above \$589,000

#### OPEN FOR INSPECTION:

N/A



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43/70 Hansford Rd  
Coombabah

3  
1.5  
1

Internal: 119 m<sup>2</sup>  
Covered External: 27 m<sup>2</sup>  
Total Floor Area: 146 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.