



FOR SALE

HOUSE 125 AT LIVING GEMS HAS A FANTASTIC LOCATION WITHIN THE OVER 50'S RESORT AT COOMBABAH - A GREAT HOME FOR THE GARDENER & PET OWNER.

There is a Waiting List of Buyers at present for Living Gems Lifestyle Over 50's Park as this has become a very popular Over 50's Lifestyle Park. The Indoor heated swimming pool with full ramp and rail for safe entry for all - and what an outlook from the pool and spa!!

This home has received a successful Contract Offer from the first inspection and even before the photos were taken.

It is not "unconditional" just yet as this property does require a grant of Probate and so would not suit those in a hurry to move straight into this home.

It is a nice light and bright 2 bedroom home with 1 modern bathroom and a 2nd toilet. The kitchen has plenty of cupboard space and benchtop space and is a nice neutral colour scheme with the popular timber look flooring throughout. It is so easy care and a very popular choice by many, as it looks like planking and is comfortable to walk on. It is right throughout this home so the modern theme and fresh paintwork internally is very appealing.

What a "wow" bathroom - large shower with just the one glass panel (easy cleaning), large tiles in a modern grey tone and such a spacious area for washing and dressing area positioned between both double size bedrooms.

This home does have a lovely street appeal and the special feature often requested by Buyers is that this lovely home has a large fully fenced backyard that does require some TLC. The carport is enhanced by the auto opening carport door.

This home will surely settle as the lucky Buyers have been attempting to buy their new home and have had a few disappointing attempts. All is moving smoothly for this lucky couple.

Living Gems has some of the best recreational facilities which have been maintained and rebuilt in recent years and it does have an active residents group and Social Club. It is a gated community.

This is an Over 50's Manufactured Homes Lifestyle Park so when you purchase you buy the home only and lease the land and must be aged 50 years or over. Because you do not own the land you do not have to pay Stamp Duty and there are no Council Rates, No Entry or Exit Fees as it is not a Retirement Village but an Over 50's Lifestyle Park. You do have to pay for water usage and electricity but it is organised by the friendly and busy On Site Managers. This resident had been paying approximately \$910.00 monthly for Site Fees. The front lawn is done for you

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$549,000

OPEN FOR INSPECTION:

N/A



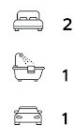
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125/70 Hansford Rd
Coomababah



Internal: 85 m²
Covered External: 28 m²
Total Floor Area: 113 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.