



FOR SALE

THIS 3 BEDROOM HOME IS IDEALLY LOCATED WITHIN LIVING GEMS OVER 50'S LIFESTYLE RESORT -

Are you downsizing from your family home and looking for your next "affordable 3 bedroom home"? Are you and your partner aged Over 50 years/Plus and planning a Lifestyle change? Then, please consider Living Gems, House 86. It is a pet friendly Park and the Park has great Recreational Facilities (a popular Park compared to others in the area of 4216 postcode). It is a Gated Community. For extra information or to arrange for your own private inspection please contact me, Susan , on 0407 285852 and I will gladly arrange for your own private inspection. Please enjoy the photos. Although bedrooms 2 and 3 are not shown online.

This 3 bedroom home has spacious bedrooms and all have built in wardrobes, The Master bedroom is spacious, it has new carpet and an air conditioning unit and ceiling fan plus a large 3 door wardrobe . The carport is being used for 1 car but could perhaps (dependent on size) accommodate a 2nd car.

The paintwork internally has been refreshed and so provides a light and bright ambience. The window furnishings have been modernised and the home now has easy care vertical blinds and roller blinds. The outdoor blinds are also fairly new. There is a small deck area off the living area. For the Chef of the family this kitchen has a new gas cooktop, and a new oven and the cupboards are plentiful. The bench space is great for entertaining and easy preparation of food. A small dishwasher is provided for busy times for easy cleaning. The kitchen is positioned adjacent to the dining area and lounge area - definitely open plan.

The 2nd and 3rd bedrooms are separate from the Master bedroom and so it provides privacy distance. The storage and wardrobes are plentiful and are impressive in size . The bathroom has been renovated by a past Owner who has removed the bath and toilet from the bathroom - plenty of dressing room after taking a shower - it even has room to enlarge the shower if so desired. The toilet is separate and so is practically placed for visitors as it is separate from the bathroom and located next to the laundry.

The carport does have an automatic garage door and does have access to the grassed area at the rear of the house - a nice area for the family pet. The photos of the 2 bedrooms are being utilised for packing boxes so there are no photos online - please come and check for yourself if this is the "right fit" for your needs.

When you purchase in an Over 50's Lifestyle Park you purchase the home only and Lease the land. Therefore t

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$539,000

OPEN FOR INSPECTION:

N/A



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86/70 Hansford Rd
Coomababah

3
1
1

Internal: 94 m²
Covered External: 8 m²
Total Floor Area: 106 m²

felt
PROPERTY

This plan is for illustrative purposes only.
Any information provided should not be relied upon solely.
www.feltagency.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.