



**SOLD**

## PERFECT FOR DOWNSIZING - OVER 50'S

Welcome to Halcyon Glades, where living your best life after 50 is the name of the game. This charming property offers everything you need for a comfortable and relaxed lifestyle. Step into this lovely 2-bedroom, 2-bathroom Wentworth style home featuring a single garage, a spacious kitchen with stone benchtops, and an inviting open-plan layout that seamlessly connects the kitchen with the dining area. Enjoy the serenity of your own private outdoor pergola, perfect for get-togethers with friends.

With practical amenities such as a good-sized laundry, solar panels, security screens, and double roof insulation, this home ensures your comfort and peace of mind. Plus, stay cool year-round with fans throughout the house and air conditioning in the living area and main bedroom. And let's not forget about the luxury facilities that Halcyon Glades has to offer. From a pool and spa to a bowling green, cinema, gym, and clubhouse, there's no shortage of activities to keep you entertained and socializing with fellow residents.

For your furry friends, rest assured that this community is pet-friendly, and with caravan and boat storage available, you can pursue your passions without worry.

Conveniently located just a stone's throw away from Pumicestone Village shopping centre, medical services, pharmacy, cafes, and more, you'll never have to travel far for your everyday needs.

With easy access to the Bruce Highway and approximately 30 mins to the Sunshine Coast, your options are plenty. What are you waiting for?

- No exit fees
- No entry fees
- No rates
- No stamp duty
- Capital gains when selling

Don't miss out on the opportunity to experience the Halcyon Glades lifestyle for yourself.

Contact Dave on 0402 114 507 to book your inspection today!

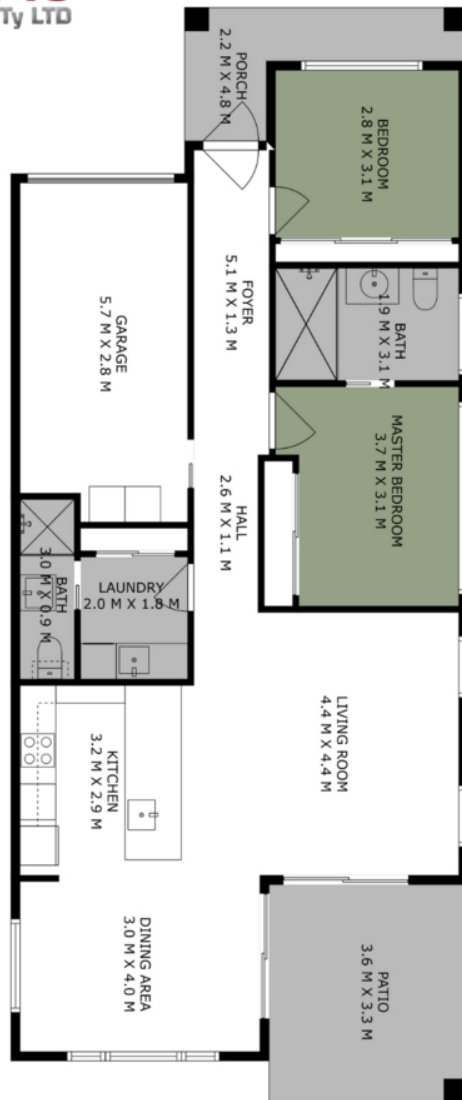
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$595,000

**OPEN FOR INSPECTION:**  
N/A



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17/34 Ardrossan St Caboolture | Estimated Total: 130m<sup>2</sup>

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**SIMMS  
AGENCY.**  
TAKING PHOTOS & STUFF

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.