



FOR SALE

PRICE REDUCTION! POSITION ,PRICE AND PRESENTATION PERFECT WITHIN LIVING GEMS OVER 50'S RESORT,COOMBABAH

This 3 Bedroom, nicely presented home is just a 1 minute walk to the Recreational Club House and is a corner position facing East. Plenty of natural light for providing great energy..

Enjoy entertaining your family and friends on the deck which has easy access to the living room and well equipped kitchen - the layout in the kitchen has been well thought out for the compact area and the dining area is adjacent.

The floors are easy care white ceramic tiles and the walls and decor blends in easily and provides an ambience of calm serenity.

The 3 bedrooms all have wardrobes - the main bedroom has a walk-in wardrobe with access to the bathroom with shower, toilet and vanity basin. The laundry has a 2nd toilet for visitors use or for ease of access if you are gardening outside. The laundry is a nice size.

This home was loved by the owner for many years and so the family are keen to have it sold now since she recently died in hospital. The family have spent time making it present well and in honour of their mother and so they do consider the asking price will attract genuine buyers who want to have proximity to the Clubhouse so they can socialise and enjoy the recreational facilities such as the new indoor heated pool and spa - simply user friendly and with bushland views. There is an outdoor Bowling Green with Meeting Room and storage for the Bowls bags, Happy Hour Bar and dining room for resident functions or family fun - supported by a full kitchen for caterers if required. Lots of activities are scheduled and presented on the very accessible Noticeboard outside the Foyer. This Park has great facilities and an active Social Club but you can be as social or as private as you choose.

There will not be any Open Homes, so please feel free to contact me and arrange for your own private inspection. Call me, Susan, on 0407 285 852 and I will gladly arrange a time to meet you at a time that will suit your daily timetable. I look forward to meeting you and answering any questions.

Living Gems has friendly On Site Managers who are available from Monday - Friday from 10am - 2pm.

This Park is a Manufactured Homes Park providing affordable living and security for those aged 50 years and over. When you buy a home here you buy the home only and Lease the land and so there is no Stamp Duty, No Council Rates. The lawns are mowed for you in the front of the home but the gardening and the rear of the property maintenance is your responsibility. There

3 BED | 1 BATH | 1 CAR

PRICE:

Now Asking Offers Above \$540,000

OPEN FOR INSPECTION:

N/A



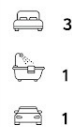
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81/70 Hansford Rd
Coomabah



Internal: 93m²
Covered External: 33m²
Total Floor Area: 126m²

felt

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.