139/70 HANSFORD ROAD, COOMBABAH, QLD, 4216









SOLD

LIVING GEMS OVER 50'S RESORT, COOMBABAH - THIS NEW LISTING OFFERS A SPACIOUS 3 BEDROOM HOME WITH A LARGE LIVING AREA AND MANY SPECIAL FEATURES,

What a great home is now being presented to the Market for your consideration. Living Gems is a pet friendly Resort and has such well presented and maintained recreational facilities to support this popular Lifestyle Resort. Please phone me, Susan on 0407 285852 to arrange for your own private inspection as Open Houses are not allowed at this Park.
Could this be your next "home" ?
The Special features on Offer :
* 3 Bedrooms, all with Built in wardrobes and 2 bedrooms have ceiling fans
* 3rd Bedroom does have an older style air conditioner and at present is used as a study
* Such a spacious lounge area with "Bay Windows"
* The Dining room is adjacent to the large, modern open plan kitchen
* There is 1 Bathroom plus a separate toilet positioned near the laundry
* Under Cover Outdoor Entertainment Area in Carport
* The floors in the living areas are tiled for ease of maintenance
* 2 x Garden Sheds at the rear of the home.
* A very gracious home for the couple who enjoy entertaining.
* Some furniture maybe included - if the price is right!
This over 50's Park is gated, has a new indoor heated full length pool (with ramp and railing for easy access and a large separate spa
The facilities include: Gym Room, full kitchen for those Special Celebrations and Events, dance floor, library, music and Tv room, Pool room and Happy Hour Bar.
There is also a Bowling Green plus Meeting room with table tennis and barbeque facilities. Such an active Social Club hold a variety of Events throughout the year - a great way to meet your neighbours and other residents.
The friendly On Site Managers are available at the front office near the security gates - available from monday - Friday from 10am - 2pm.
When you purchase at Living Gems you buy the home only and lease the land for approximately $216-00 weekly.
There are no Council Rates and no Stamp Duty to be paid as you do not own the land. There are no Entry or Exit Fees as it is not a Retirement Village but an Over 50's Lifestyle Resort. You

3 BED | 1 BATH | 1 CAR

PRICE:
$580,000

OPEN FOR INSPECTION:
N/A



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139/70 Hansford Rd
Coombabah

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Internal: 105m²
Covered External: 39m²
Total Floor Area: 144m²

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.

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