



SOLD

HAVE YOU BEEN WAITING FOR A HOME IN HARBOURSIDE GARDENS OVER 50'S RESORT? HOUSE 80 IS NOW FOR SALE - BE QUICK!!

This lovely 2 bedroom home has been so well maintained by the present Owner but now is the time for a change and the family is very supportive in making this transition go smoothly. The presentation within this home is impressive and the paintwork internally is very good. There is the modern timber flooring throughout the living area whilst the bedrooms do have neutral coloured carpet for comfort during winter. Maintenance and attention to detail has been impressive and regular since ownership, the deck has been painted, the stumps have been checked this year and all that needed attention have been replaced. George has enjoyed living here and has enjoyed Foxtel and there is NBN right throughout this Park and it is available to all homes if they wish to utilise it. The window dressings are modern easy care verticals blinds that are easy to clean. There are 3 Ceiling fans, 2 x split system reverse cycle air conditioners for comfortable living in any season and of course, 6 x Solar panels to assist in making it affordable. Harbourside Gardens Village does have an outside landscaped, heated pool with ramp and rails to assist those who need it. The Recreational Hall is well utilised, has a library managed by volunteer Resident/s, a full commercial kitchen for use by all and can be booked for personal Celebrations. There is a dance floor, pool table, bbq, and an outside bowling green. There is also a "drop off" jetty.

The best thing for George is the social life, nice neighbours, a good social club and the close proximity to the beautiful Broadwater, opposite Harbourn town, near to Runaway Bay Shopping Centre and public transport of bus, rail and light rail is fairly accessible - an ideal location. And it does boast its own Memorial Rotunda for ANZAC and Remembrance Day.

When you purchase a home within Harbourside Gardens, Biggera Waters you buy the home only and Lease the land which means there is no land component that you own. The positive side of this is that there is no Stamp Duty to be paid and no Council Rates. It is not a Retirement Village and so there is no Entry or Exit Fees and no refurbishment clauses when selling. This is a Manufactured Home for those aged Over 50's. The Site Fees are approximately \$432.44 per fortnight - the Site Fees do include the water charges and the Owners organise their own choice of Power Company. There are only 101 homes in this Park and it is owned and managed by NRMA which owns the Holiday Park - Treasure Island. O

2 BED | 1 BATH | 2 CAR

PRICE:
\$620,000

OPEN FOR INSPECTION:
N/A



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80/11 Treasure Island Dr
Biggera Waters

-  2
-  1
-  1

Internal: 82m²
Covered External: 30m²
Total Floor Area: 112m²

felt
IMAGERY

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