



## FOR SALE

**PRICE REDUCED FOR QUICK AND FAIR SALE  
THIS SMALL 2 BEDROOM HOME REQUIRES  
RENOVATION AND REFURBISHMENT - REDGUM  
OVER 50'S VILLAGE.**

Come and Inspect this cute home that requires "elbow grease" to bring it back to a charming cottage home - there is land at the rear of the property to expand.

Special Features:

- \* Bring a paintbrush, hammer and tools.
- \* Position perfect as it is within walking distance to the Recreational Facilities like the tennis court, Outdoor Bowling Green, large inground Swimming Pool.
- \* This is a pet friendly Over 50's Park and the On Site Managers Office is at the front of the Park . Just across the Hansford Road there is a great Shopping Plaza with Drs, Pharmacy, Cafes, IGA General Store and Vet/ Pet Care plus a Liquorland. Bus stop out the front of the Park.
- \* Ideal for painting, recarpeting, remodel a new kitchen and bathroom.

If you are looking for an affordable next home and would like to have an inspection to make sure it suits your needs and if you are aged 50 years or over then please phone me, Susan, on 0407 285852 and make an appointment time that suits your busy timetable.

When you purchase a home in an Over 50's Park , you purchase the home only and Lease the land . This is called Site Fees and varies from Park to Park. There is no Entry or Exit Fees as it is not a Retirement Village, There are no Council Rates and no Stamp Duty to be paid as there is no land component. Be quick and phone asap.

**3 BED | 1 BATH | 1 CAR**

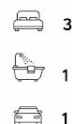
**PRICE:**  
**\$445,000**

**OPEN FOR INSPECTION:**  
**N/A**



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12/22 Hansford Rd  
Coomababah



Internal: 66m<sup>2</sup>  
Covered External: 47m<sup>2</sup>  
**Total Floor Area: 113m<sup>2</sup>**

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.