



FOR SALE

A SPACIOUS 3 BEDROOM HOME WITHIN LIVING GEMS OVER 50'S RESORT COOMBABAH - RARELY AVAILABLE, REQUIRES SOME REFURBISHMENT.

What an opportunity this home is offering the new owner - close to all the recreational facilities and Recreation Hall and "Pet Friendly"!

All bedrooms have built in wardrobes plus the Master bedroom has an extra wardrobe. The home has fully ducted air conditioning throughout, Open plan living area, 2 toilets, separate laundry and good storage cupboards throughout.

What this homes does require is an upgrade (perhaps) of the kitchen and bathroom but both could be adequate while you settle in and decide what you may require to make it a comfortable home for you to enjoy. Please enjoy the photos!

The flooring and internal painting maybe your priority as the windows do have timber blinds and the kitchen is always something that gets modernised over time. There are small maintenance jobs to be done and the easy care yard is awaiting your choice of gardening interest - many opportunities to enjoy for the avid gardener. The auto garage door is in need of attention or perhaps just new batteries in the remote.

This Over 50's Park has been very popular in choice of residence potential for those aged 50 years and over and the friendliness of neighbours and the Onsite Management certainly enhances this Lifestyle Park.

When you purchase in an Over 50's Park , you purchase the house only and Lease the land and so there are no Council Rates to be paid and no Stamp Duty as there is no land component.

There are no Entry or Exit Fees as this is definitely not a Retirement Village. The present Owner is paying approximately \$905-00 for Site Fees Monthly. They do have NBN available within the Park and the water and electricity are metered so it is user pays system but the Tariffs are very competitive.

Such a convenient, secure and active Lifestyle is on Offer here so please do not hesitate to phone me and arrange for your own private inspection at a time that suits your busy schedule - please phone me, Susan, on 0407 285852 and I will be very happy to assist you in your search for your next home or your "first downsizing" from the family home - the size of the internal rooms is very generous.

This Living Gems Park has been very sought after and the residents are enjoying a variety of Social Activities organised by the Social Committee and especially the new indoor heated pool

3 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$559,000

OPEN FOR INSPECTION:

N/A

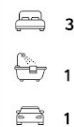


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Internal: 95m²
Covered External: 27m²
Total Floor Area: 122m²

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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.