12/70 HANSFORD ROAD, COOMBABAH, QLD, 4216









SOLD

PRICE REDUCTION !! SPACIOUS 2 BEDROOM HOME IN LIVING GEMS OVER 50'S RESORT - WELL LOVED AND WITH REAR YARD,

Living Gems is a very popular over 50's Lifestyle Park located in Coombabah. Your Opportunity is now as the owner is very motivated as she has moved into supported Care. Please phone me, Susan, on 0407 285852 and arrange a time toinspect this lovely home. Photos will be taken this week.
This home has a front east facing deck - enjoy talking to your neighbours as they enjoy their morning or afternoon walks.
There are 2 good size bedrooms and both have built in wardrobes and these owners have styled it to suit their lifestyle and they have enjoyed living here since the early days of Living Gems(past "Emerald Gardens" , first opened - they had elegant taste. It has very spacious living area and there is a reverse cycle air conditioner for your comfort. The kitchen is open plan and it does have great cupboard space and plenty of bench space for the Chef of the family.
The bedrooms are separated which provides privacy when visitors are staying over and also many residents utilise their 2nd bedroom as their Office or reading / craft area.
The extra special feature of this home is that it have a great yard space - and this Park does allow pets! It does require some renovation and how well this home will look with a little creative interior design and modernising. An inspection will get your "creative juices" flowing as it is such a brilliant floor plan.
When you purchase in an Over 50's Park you buy the Home only and Lease the land - called Site Fees. It is being reviewed at present but this owner is paying approximately $222.00 per week.
There are 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 you do not own the land. But the Banks will not lend on them because of this.
The outside lawns are mowed for you and the utility fees are very fair and competitively priced - and you may be eligible for Rental Assistance Rebate from CentreLink - they decide if you are eligible.
You are buying into a Lifestyle Park that provides privacy, security, social activities (if you so desire) and excellent recreational facilities - such a lot of friendly people . Be as private or as social as you like - the choice is yours.
There is a Site Office open between 10am - 1pm Monday to Friday and they provide friendly

2 BED | 1 BATH | 1 CAR

PRICE:
$547,000

OPEN FOR INSPECTION:
N/A



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12/70 Hansford Rd
Coombabah

2
1
1

Internal: 81m²
Covered External: 31m²
Total Floor Area: 112m²

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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