



## FOR SALE

### HOUSE 64 AT SETTLERS OVER 50'S VILLAGE AT COOMBABAH - SUCH AN EASY CARE 2 BEDROOM HOME ON THE HILL. URGENT SALE REQUIRED IN 2026!!

Are you looking for an affordable 2 bedroom home with a front balcony to sit on whilst watching "the passing parade of residents achieving their morning walk" The home has been freshly painted and has nice new clean carpet and an open plan living area that makes entertaining a breeze. The kitchen does accommodate the dining area which leaves a good size lounge room. There is an upright stove with rangehood and plenty of space for the refrigerator. This place is very neat and is an easy to live in home with it's clean lines and simplicity. The bedrooms both have built in wardrobes and the split system reverse cycle air - conditioner is located in the lounge area and easily services this modest 2 bedroom home. If you enjoy home and interior decorating then you will enjoy the variety of possible decors in creating your own new lifestyle haven. The caring and friendly neighbours are a delight and also do respect the residents wishes for for being as social or as private as you choose - the choice is yours.

This home does have a carport which could also include an outside undercover entertainment area if so desired. There is a garden shed for extra storage.

Settlers Village does not allow pets for the benefit of the local fauna. It is a popular Park due to the close proximity to Harbourn Shopping Outlets and Entertainment and Restaurants, 15 minute drive to Westfield Shopping Centre, Helensvale and also a short bus trip or drive to the Gold Coast University Hospital , Light Rail System and the Griffith University for extra learning. If you enjoy walking and Beach walks then it is only a short trip east to the beautiful Broadwater Esplanade for leisurely walks along the shore or perhaps a bicycle ride or a relaxing trip for fresh seafood outlet for a relaxed seafood treat ( Charis Seafood)

When you purchase a home at Settlers Village you are buying into the Manufactured Homes Queensland Legislated and Supported Over 50's Lifestyle Park. You purchase the home and Lease the land so there is no Stamp Duty when you purchase and no Council Rates to be paid , as you do not own the land. There are no Entry or Exit Fees to pay as it is not a Retirement Village but an Independent Lifestyle Over 50's Park. If you are receiving a pension of some kind you may be eligible for a Rental Assistance Rebate paid by CentreLink - they will decide if you are eligible. The Site Fees are approximately \$260 per week which does cover the Council Fees and also the water charge.

2 BED | 1 BATH | 1 CAR

**PRICE:**

Offers Above \$419,000

**OPEN FOR INSPECTION:**

N/A



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