



FOR SALE

SUCH A SPECIAL HOME WITH WIDE WIDE WATER FRONTAGE - PARADISE LAKE OVER 50'S RESORT . SO MANY EXTRA SPECIAL FEATURES.

Listed Today - Be quick as the waterfront homes within Paradise Lake Over 50's Resort are sought after!

Please phone me, Susan, on 0407 285852 to arrange for your own private inspection or attend Open Homes as advertised on line.

This home has 2 bedrooms and 2 bathrooms (2nd bathroom is within the laundry). Easy access as both bedrooms have their own access to their own bathroom alongside.

The first feature to be noticed is the wide, wide water view from each window in the living areas. Plus the Main bedroom does have an enclosed sunroom with a wonderful water view and with a garden aspect as well.

Paradise Lake Over 50's Resort is a very friendly Park and there are lots of activities to enjoy, new people to meet and you can choose to be as private or as social as you desire. This is an Over 50's Manufactured Homes Park. You purchase the home and lease the land. When you buy a home there is no Stamp Duty to be paid, no Council Rates to be paid as you do not own the land. There are no Entrance or Exit Fees because this is not a Retirement Village.. You may be eligible for Rental Assistance Rebate - CentreLink decides if you are eligible.

This is a man made Lake and there is so much bird life to enjoy. It is not a pet friendly Park because of the birdlife.

For further information please feel free to contact me on 0407 285852 and I will be happy to assist.

Site Fees are approximately \$248 per week but paid fortnightly or as organised by the friendly on Site Managers. If you are deemed eligible by CentreLink, you may be granted Rental Assistance Rebate.

When you purchase within an Over 50's Park you do not pay Council Rates or Stamp Duty as you are not purchasing the land but Leasing the land - hence the Site Fee/Lease charge.

There are no Entry or Exit Fees as this is not a Retirement Village but an Over 50's Manufactured Homes Lease is as set out above.

When you decide to sell you sell at market price and there are no fees taken by the Park - just pay the Commission for selling and then the remainder is your reward.

What a great Lifestyle awaits the new owners. Come take a look and see for yourself

2 BED | 2 BATH | 1 CAR

PRICE:

Offers Above \$715,000

OPEN FOR INSPECTION:

May 23 at 11:00am - 11:45am



Susan Crook

0407285852

susancrook@atrealty.com.au

www.atrealty.com.au

1444/368 Oxley Dr
Coombah

-  2
-  2
-  1

Internal: 78m²
Covered External: 49m²
Total Floor Area: 127m²

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.