



FOR SALE

A HOME TO BE PROUD OF! SUPERB PRESENTATION & FLOOR PLAN. QUALITY AND APPROPRIATELY PRICED WITHIN SUNCREST OVER 50'S RESORT, COOMBABAH

The photos have just arrived and after 2 inspections the Owners have negotiated a Contract Agreement.

Happy Buyer and Sellers but I will continue with the marketing until it becomes "unconditional regarding the conditions" just in case something unexpected occurs. (Not to gazump)
This Over 50's Park has become very popular with Buyers during 2026 as the grounds, recreational facilities and houses present very well, usually . When you purchase in an Over 50's Park you are purchasing the Home only and Leasing the land so there are no Council Rates to be paid and no Stamp Duty to be paid. It is not a Retirement Village and so there is Entry or Exit Fees to be paid. This is a pet friendly Park. A Fabulous Lifestyle awaits new Owners - please phone me, Susan, on 0407 285852 and I will be pleased to assist with further information.

Special Features of this Home:

- * 3 Bedrooms - all with built in wardrobes, fans
- * Renovated Kitchen with modern lighting, new appliances, large pantry, dishwasher, water filter, generous amount of bench space and cupboards.
- * New Carpet throughout, ceiling fans and ducted air conditioning
- * Spacious bathroom with new vanity unit, large shower with support bars and toilet plus separate toilet near laundry.
- * Laundry has good cupboard space with broom/ mop section and shelves.
- * Large Shed (almost a tiny home
- * Excellent Undercover Sunroom/ entertainment deck overlooking immaculate easy care garden/ lawn wit a new Hills hoist clothesline
- * Fully fenced with auto carport door and possible space for 2 cars
- * so many special features inclusive of Solar Hot Water System

The Site Fees(Lease) are now set at \$260 per week. They are paid every fortnight by Direct Debit. The electricity is organised by the On Site Managers as is the water fees. Usually the new Owners are surprised by the affordability in comparison to living in the family home within the Suburbs. If you are deemed eligible by CentreLink then you may receive Rental Assistance Rebate to assist - but you must pay the fees first and if deemed eligible you will a rebate paid fortnightly.

3 BED | 1 BATH | 2 CAR

PRICE:

Offers Above \$745,000

OPEN FOR INSPECTION:

N/A





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8/70 Hansford Rd
Coombah

-  3
-  1
-  1

Internal: 98m²
Covered External: 52m²
Total Floor Area: 150m²



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.