

**102/351 Beams Road, Taigum, Qld 4018**



**Villa For Sale**

Wednesday, 14 February 2024

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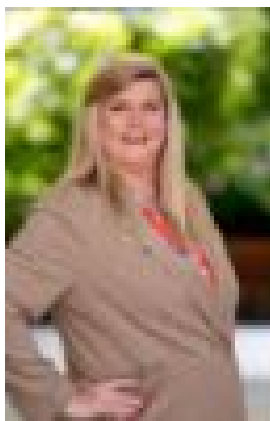
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Villa**



Greta Tenheggeler  
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## For Sale

A Rare opportunity in this lovely 2 bedroom, 1 bathroom Villa well positioned in the centre of the park, within in close walking distance to the gated pool. The Villa is located just 13 kilometres from the CBD, enjoying resort-style living. The local area offers a short six kilometre drive to Sandgate foreshore to access the six kilometre bayside walking track. Conveniently close to Westfield Shopping Centre Chermside and Brisbane Airport DFO are both within 10 kilometres of the Villa, you can spoil yourself with some retail therapy, without the big drive. Upon entering the front door, you are welcomed into the Airconditioned Open Plan Living, Kitchen and Dining room, featuring tiled floors. The kitchen Boast Gas cooking, with a large amount of bench space available, providing a bright and airy feel throughout the property. Both Bedrooms offer sliding built in robes. Economic Gas cooking & Heat Exchange Hot water System all allows for affordable living. At the rear of the property a large garden shed is already onsite to offer more storage. Features at a glance:

- Swimming pool
- Close to transport
- Sprawling Parks and sitting areas in the gardens
- BBQ area
- Friendly On-site management
- Single covered carport - could fit two small cars
- A full-time grounds gardener
- No Council Rates or Body Corporate Fees
- Site fee agreement with Park available - long term
- Pensioner Rates Remission & Rent Assistance Payments available - subject to eligibility

This potential retirement or lifestyle living is rare so close to convenience. Please note this home is a relocatable home, and does not included land purchase, a site agreement will be entered into with Ingenia Holiday Park, for as long as required. Please contact Greta Tenheggeler on 0461 571 044 to arrange an inspection, to discuss the property details, or to get any further information. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.