

152/368 Oxley Drive, Coombabah, Qld 4216



House For Sale

Wednesday, 17 April 2024

152/368 Oxley Drive, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Susan Crook
0407285852

Offers Above \$479,000

Have you an interest in living a relaxed lifestyle within a safe environment? Do you enjoy creating your own style and presentation? This could be the perfect property for you and is priced well to sell immediately - come and make an appointment to inspect this spacious 3 bedroom home overlooking water with plenty of birdlife to watch, turtles coming to visit daily, black swans and their babies, ducks, pelicans and some eels - nature at your doorstep. There is one car space and a ramp for walking to the front door and to the deck that overlooks the lake. Such a spacious kitchen with open plan living area that will easily accommodate the dining room setting as well as the lounge/ TV area. There is a separate laundry, separate toilet and bathroom - they could be modernised and combined if you so desired. All 3 bedrooms have built in wardrobes and plenty of natural light. You may decide to paint and change the flooring as well as refurbish the kitchen to suit your style. Let your creative juices flow or just enjoy the waterfront living as it presents. Paradise Lake Resort has plenty of recreational activities to enjoy so be as social or as private as you like - the choice is yours. There is a tennis court with regular weekly games, 2 swimming pools, a Recreational Room which so many people enjoy - especially the regular music and Shows and share your talent or interest in music. Let the fun begin in this friendly Over 50's Lifestyle Park so close to Runaway Bay Shopping Centre, Harbour town Shopping Outlets and the beautiful Broadwater. When you purchase at this Park you are buying the home only and leasing the land. 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. These homes are a lifestyle choice and are in demand now as the property prices in suburbia make these homes so much more affordable. At Paradise Lake Resort the water charges are included in the Site Fee - the Site Fees for waterfront properties are approximately \$221.00 per week which is \$20 higher than homes not overlooking water. This is one of the friendliest Over 50's Lifestyle Park and has a younger vibe and great energy levels can be felt when talking to the residents. It is conveniently located. Because of the birdlife this Park is classified as not pet friendly. If you are on a Pension then you may receive a Rental Assistance Rebate fortnightly because you lease the land - Centrelink will review your application and eligibility and they will decide if you receive it and the amount does vary from Park to park. Remember, this home owner desires a sale soon, so please contact me to arrange for your own private inspection that suits your busy schedule. Phone me, Susan, on 0407 285852 and I will gladly arrange a time to inspect that suits your busy schedule.