

**169/25 Owen Creek Road, Forest Glen, Qld 4556**



**Townhouse For Sale**

Thursday, 29 February 2024

169/25 Owen Creek Road, Forest Glen, Qld 4556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Garren Reisinger

0476950007

## Offers Over \$819,000

Experience the epitome of resort-style living within the serene confines of the Ingenia Lifestyle Nature's Edge, an exclusive community tailored for those over 50. Step into this meticulously crafted 3-bedroom, 2-bathroom sanctuary, where every detail speaks of tranquility and ease. Nestled strategically within the village, this home boasts a north/east facing rear verandah, perfect for indulging in morning coffees under the gentle embrace of sunshine with an installed heater for those chillier days. Privacy is paramount, ensured by external wall insulation and a rendered Hebel external finish. Inside, the open-plan layout seamlessly connects the living, kitchen, and dining areas, while the master bedroom, complete with an ensuite adorned with a double vanity, and walk in robe provides a haven of comfort. The generously sized second and third bedrooms, equipped with built-in wardrobes and a fan, offers a welcoming space for guests or grandchildren. Storage is ample, with a 1 ½ sized garage featuring seamless flooring, shelving and plenty of spare space. Wide streets offer convenience, allowing you to park your van right in front of your villa for easy packing and charging before your adventures. Beyond the impeccable finish and quality fittings, this home surprises with additional luxuries such as electric hot water, solar panels, an intercom system, and more. It's a haven where every comfort has been considered, leaving you with nothing to do but savour the effortless lifestyle it affords. Discover the allure of:

- 3 spacious bedrooms adorned with plush carpeting
- Master bedroom featuring a walk-in robe and a lavish ensuite with a double vanity
- Separate full-sized laundry with ample linen storage
- Rear north/east facing verandah with heater and blinds
- Low-maintenance gardens enveloping the front and side
- High raked ceilings and clerestory windows enhancing the living space
- Designer kitchen appointed with waterfall stone benchtops, a glass splashback, and stainless-steel appliances
- Air conditioning in the living area and fans in all three bedrooms
- NBN connection and tinted front entrance window for added privacy and insulation
- 1 1/2 remote-controlled garage with internal access and ample storage
- On-site RV and caravan storage and wash bay facilities
- Enjoy full capital gain on your property without entry or exit fees, stamp duty, or council rates.

This is more than a home; it's a lifestyle perfectly attuned to the Sunshine Coast region. In a community as tightly knit as this, opportunities like this property are rare and fleeting. Beyond the home lies an enriching lifestyle, where camaraderie thrives and special moments are woven into the fabric of everyday life. At Ingenia Lifestyle Nature's Edge, a vibrant social tapestry awaits, curated by a dynamic social committee committed to fostering connections and creating memories. Dive into a diverse array of activities, from Friday night happy hours to community dinners, cinema screenings, mah-jong sessions, and rejuvenating yoga classes. The heart of the community beats within the award-winning \$5 million Leisure Centre precinct, a hub designed to nurture both social and active pursuits. Indulge in the amenities:

- 20m indoor heated magnesium swimming pool and spa for year-round relaxation
- Tennis court, synthetic bowling green, and bocce court for friendly competition
- State-of-the-art cinema for cinematic delights
- Bar and alfresco dining areas for convivial gatherings
- Teppanyaki BBQ, perfect for culinary adventures
- Fully-equipped gymnasium and sauna for wellness enthusiasts
- Billiards, library, and lounge for leisurely pursuits
- Arts and crafts center for unleashing creativity
- Massage and beauty center (hairstylist) for pampering sessions

Excitingly, a brand new multi-million dollar development is underway, adding an outdoor heated pool with beach-style access to the Leisure Centre, promising even more opportunities for relaxation and enjoyment. Embrace a lifestyle where every day feels like a holiday, where community spirit thrives, and where cherished memories are waiting to be made. \*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.