

**169/70 Hansford Road, Coombabah, Qld 4216**



**Sold House**

Wednesday, 15 November 2023

169/70 Hansford Road, Coombabah, Qld 4216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Susan Crook  
0407285852

## Contact agent

This home has 2 generous sized bedrooms - both with ceiling fans and the 2nd bedroom has a built in wardrobe. The Master bedroom has air conditioning and a walk through wardrobe to the spacious bathroom. one special feature of the main bedroom is the easy access to a north facing deck where you can enjoy the morning sun and a quiet sit any time of day - there does seem to be plenty of room for expansion on this outdoor area if you so desired. What a light and bright home with 2 "bay windows" in the living area and another large window in the dining area. The living area is large and has a reverse cycle air conditioner too. The living area is adjacent to the generous sized kitchen and this kitchen has plenty of cupboard space and kitchen bench space and a very large pantry - the Chef of the family will enjoy cooking up a feast for family and friends. The cooktop is a modern induction cooktop and there is a rangehood and an oven ( positioned at "the right height" - very safety thoughtfulness here! The new smoke alarms have been installed and there is a ramp in position from the laundry access - if the resident does require it - it could be removed, if there is no need as there are steps in position underneath the ramp. The NBN connection is already within this home so internet should not be an issue. The carpets have been newly cleaned and we are awaiting new buyers to come and inspect this appealing home. For some buyers you may decide to refresh the internal paintwork and a few other cosmetic changes to modernize this well positioned and well priced home - the choice is yours! This home is likely to be popular with those who want a yard suitable for gardening, and this Park is also pet friendly ( upon application approval ) and this particular home has a large backyard. There is a shed and the carport ( without the ramp ) could house 2 cars. This home is in close proximity to the front Office and so that means close to the front bus stop too. Are you looking for an affordable home ? One that allows you to create your next "haven". The present owner has moved closer to family and so is hoping for a sale sooner than later so she will consider all genuine offers. Living Gems is a very well presented Over 50's Park and has brilliant modern facilities such as : 2 Outdoor Bowling Greens, a "Summer Room " for meetings and ping pong games. The state of the art swimming pool is heated at approximately 25-28 degrees and has a long ramp with rail for easy access and a large spa. The Recreational Hall is so very well used - 3 Happy Hours a week where you can meet up with friendly neighbours ( and very affordable drinks to purchase. There is a music and TV Room and also a stage for live entertainment and Bands. A small gym room and a large commercial kitchen to be utilised by residents celebrating those "Special Significant Occasions.. A Library and a bbq area. When you purchase a Manufactured Home like at Living Gems you purchase the home only and Lease the land from the Owner of the Park ( there are very friendly On Site Managers to assist you from 10am - 2pm Monday to Friday. There are no Council Rates and no Stamp Duty to be paid , as you do not own the land. You do need to pay for water and electricity and both of these are organised by the Park Managers. You are responsible for your phone and internet. This is Independent Living at its Best - it is NOT a Retirement Village - it is affordable living for those aged 50 years and older. If you would like to inspect this 2 bedroom home that is new to the market, then please phone me, Susan, on 0407 285852 and I will gladly arrange a time that suits your busy schedule. I hope to hear from you soon!!