

18/4 River Springs Drive, Avoca, Qld 4670



House For Sale

Saturday, 23 December 2023

18/4 River Springs Drive, Avoca, Qld 4670

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Tim McCollum

0427523088

\$675,000

Secure your own home in this luxury resort today. Build genuine, forever friendships here and start enjoying the best years of your life. Spring Lakes Resort is exclusive for over 50s. It is exclusive to owner occupiers only. Luxuries in life cost money and the price you pay to live a holiday lifestyle with all the luxuries here ensure you are living with good people that have paved their way to live an amazing life. What price to you put on that. Rather than be a slave to your home, keeping it looking its best but with very few friends calling in to see you, sell up and form friendships here. You have your own, private stunning home to retreat in, however the resort is yours to enjoy along with great people around you that have reached a stage in life where it is time to relax, unwind, not be stressed with work, kids, family or whatever. These are the best years of your life and here you get to bond with others looking to enjoy life and not worry about too much at all. The Resort* Located just a few minutes to Bundaberg private and base hospitals, doctors and more.* Located 5 minutes to the Bundaberg airport.* Located within a few minutes of major shopping and a range of conveniences. *It belongs to the people, the residents of Spring Lakes Resort.* Gated, secure, no undesirables walking around being a nuisance. *Caravan, RV and Boat Storage. *Picturesque, natural surrounds- bordered by 25 acres of manicured open spaces and natural springs.* 9 hole golf course.* All weather lawn bowls.* Bocce lawn.* 100-tree residents citrus orchard. *Heated, semi enclosed inground magnesium pool.* Outdoor inground magnesium pool.* Gymnasium.* Walking and Cycling Paths in natural surroundings.* Full Cinema to watch movies on 24/7. Your own cinema, often with 2 scheduled movie nights with all invited, other than that, usually unoccupied to use yourself, on your own at your leisure.* Library.* Billiard room.* Ballroom with performance stage.* Art and Craft room.* Full commercial kitchen.* Outdoor BBQ kitchen. * Full clubhouse, bring your own alcohol (no need to pay high prices, you drink your own), have a few drinks with friends, form new friendships and walk home (possibly with company). * Sort out who won the golf or the lawn bowls, or the bocce.* Pet friendly, bring your fur baby. THE HOME ON OFFER HERE. 18/4 River Springs Drive- Very conveniently located close to the clubhouse. Not far at all to walk home. Price- \$675,000 Better than new, 210.5m² upgraded, luxury home offering 3 bedrooms, 2 bathrooms, double lock up garage, alfresco area, fenced yard.* Outdoor area enjoys the shade of an afternoon. No western sun shining in. The location of the home and the design has positioned the outdoor area well away from other residents homes, so when you want a chat without others being in earshot, with this home you have that. This particular home is not a resort spec home. It had \$53,000 of upgrades chosen at the time of the build. These extra upgrades are- * Stone bench tops throughout to include both bathrooms and the laundry.* Stone waterfall end to kitchen.* 2 Pac gloss cabinetry.* 3 Skylights. * Insinkerator.* Full Ducted air-conditioning to cool all bedrooms.* Curtains with twin blinds and pelmets.* External Ziptrack Blinds.* Robotic lawn mower included with external power point. Costs- \$10,868/ year resort fees for the amenities. \$455/ year for town water. \$80/ yr approx. for water usage, depending on how much you use. Total \$11,403/ year. (Plus \$780/ year to store a caravan/motor home, boat etc). Note this covers council rates as well as resort facilities. Council rates in the Bundaberg Region are around \$4,000 / year plus excess water. So, the real costs to live a resort lifestyle over a lifestyle on your own is around \$7,400 / year. How much do you spend on holidays? What price do you put on friendships and to be surrounded by others that can pay the same? At time of purchase you save- * \$16,225 on stamp duty. Stamp Duty is not payable in Spring Lakes Resort. Stamp duty on a home you buy in QLD outside of Springs lakes Resort on \$675,000 is \$16,225.* Purchase price? Can you buy an as new, up spec home for \$675k? At time of selling* No exit fees here.* Sell for whatever you can, up to you the price you list your home for.* Retain 100% of the capital gain you make over time. No different here.* Sell through your preferred agent (me perhaps). Call the exclusive agent, Tim McCollum today to secure your luxury new life. AGENT Tim McCollum 0427 523 088 The information provided is for use as an estimate only and potential purchasers should make their own inquiries to satisfy themselves of any matters.