

**189/70 Hansford Road, Coombabah, Qld 4216**



**Sold House**

Wednesday, 13 September 2023

189/70 Hansford Road, Coombabah, Qld 4216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 149 m2**

**Type: House**

## Contact agent

Upon entering this lovely home you will immediately appreciate the present owners attention to presentation , style and it is just so immaculate! They are just awaiting the right buyer to purchase this lovely , modern 2 bedroom home that has it all!! Special Features: \* Very Spacious Living Area with plenty of style and modern décor\* There is a natural flow and plenty of room for the new owners who are coming from the family home to accommodate most of their furniture ( without the need to downsize). \* Modern white Shutters - It is an easy care home which needs nothing extra to be spent \* The kitchen is very generous in size and has new electrical appliances ( glass cooktop, rangehood and new oven). The pantry is inviting and has lots of room to store food and see what you have at just a glance.\* There are drawers with self closing, quiet setup and plenty of cupboards and more than adequate bench space which also allows for breakfast bar stools or chairs - a great open plan living area which allows the Chef of the family to be included in the conversation whilst creating all those yummy culinary delights.\* New lighting throughout and the home does have ducted air conditioning which is also zoned for convenience \* Both bedrooms are large and will take a queen or maybe a king size beds plus tallboys and extra storage cupboards ( if required). There are fans in each bedroom and built in wardrobes.\* The bathroom is conveniently located next to the bedrooms and adjacent to the laundry and separate 2nd toilet. If you desire an outdoor entertainment area then there is 2 areas to enjoy - just in front of the enclosed carport with auto operating roller door. Come outside and enjoy a morning cup of tea and breakfast perhaps or else a nice cosy "happy hour" area or a quiet sunny spot to read a book - the choice is yours. This home has a nice relaxing neutral décor but with a splash of colour on a feature wall - this home has plenty of walls to utilise and hang your favourite artwork or the family gallery of photos.\* Living Gems is pet friendly ( upon approval) and it is gated and has On Site Managers who are very friendly and obliging. \* The streets are wide and the gardens and recreational facilities and Recreation Rooms are impressive. When you purchase in an Over 50's Park you purchase the home only and lease the land ( the Site Fees here are approximately \$200 per week ) . There are no Council Rates , no Stamp Duty to be paid as you do not purchase the land. There are no Entry or Exit Fees either as it is not a Retirement Village - it is an Over 50's Manufactured Home Scheme and if Centre Link deems you eligible then you may receive "Rental Assistance Rebate". This is affordable living for those aged 50 years and older. The water and electricity and telephone charges are your responsibility as is the Home Insurance and contents insurance.\* Such a great Lifestyle is on offer here and the newly built lap pool ( with 3 lanes plus a spa , is in a gorgeous new building for all year round swimming as the pool is heated). There is plenty of social activities to participate in and the bowling green has its own meeting hall and there is so much more on offer here. If you would like to have an inspection of this lovely modern home please do not delay phoning me, Susan, on 0407 285852, and arranging for your own private inspection time that suits your busy schedule. The Owners are very motivated to sell their gorgeous home as they have great plans to go travelling - sooner than later so they will consider all genuine offers.