

**232/40 Shoalhaven Heads Road, Shoalhaven Heads,  
NSW 2535**



**Sold Retirement Living**

Thursday, 21 September 2023

232/40 Shoalhaven Heads Road, Shoalhaven Heads, NSW 2535

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**

## Contact agent

Join our welcoming over 55s community in the heart of the picturesque Shoalhaven Heads on the South Coast of New South Wales. This established home is move in ready offering an open plan living design with air-conditioning and well placed windows to allow plenty of natural light to fill the space. The modern kitchen features an abundance of counter space and storage cupboards, quality appliances including rangehood, gas oven and cooktop and a great breakfast bar. Offering two bedrooms with built-in robes, master with air-conditioning, walk-in robe & TV, main bathroom with separate toilet, combined laundry, garden shed and single carport. There is easy access to the home via the front ramp to the front porch where you can sit and relax whilst enjoying your morning tea or coffee. Home features:

- Two bedrooms with built-in robes
- Master with walk-in robe, air-conditioning and TV
- Main bathroom with separate toilet
- Kitchen with breakfast bar
- Gas oven and cooktop
- Combined laundry
- Window coverings
- Front porch
- Garden shed
- Single carport
- Low maintenance gardens
- No council rates, stamp duty or exit fees.

Ingenia Lifestyle Coastal Palms is a land lease community operating under a simple financial model, where you own the home outright and enter a long-term lease on the land. Financial benefits:

- No stamp duty
- No council rates
- No exit fees or deferred management fees
- Keep 100% of any capital gains

Welcome to your own slice of paradise, surrounded by natural beauty with lots of ways to ways for you to explore including bushwalking, boating, fishing, shopping and more. Perfectly situated on the South Coast, you will enjoy a peaceful and secluded position, whilst still being central to all the shopping and services available in the local area. The local store, pharmacy, doctors, golf and bowls club are all within 5 minutes drive of your home. Easily access by Nowra and Berry, Coastal Palms is close to the M1 allowing you to travel with ease or have friends and family come and stay. Maximise your lifestyle as part of a vibrant and active community. Say hello to living on your terms with like-minded people at the same stage of life. Resident benefits:

- Community activities
- Community garden
- Aviary
- Chook pen
- Walk-in swimming pool
- Clubhouse

Ingenia Lifestyle is one of the major providers of over 55s communities in Australia, with nearly a decade of experience. We take pride in creating, modern and inclusive communities for our residents. Ingenia benefits:

- Discount at Ingenia Holiday Parks
- Access to Ingenia Care

Contact our friendly team today and discover how you can start your new lifestyle at Coastal Palms!