

**30/303 Spring Street, Kearneys Spring, Qld 4350**

**Raine&Horne**

**Retirement Living For Sale**

Tuesday, 7 May 2024

30/303 Spring Street, Kearneys Spring, Qld 4350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



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## Offers Over \$419,000

This 2-bedroom detached unit (which was converted from a 3-bedroom, to add an extra living area when built) is located in the Kingfisher Gardens Lifestyle Village and would be the perfect place to live out your golden years. This purpose-built independent living community combines modern housing with a wide range of facilities and activities to ensure your retirement lifestyle is second to none. The quality complex is fully fenced and equipped with security gates including cameras and a telephone link. As a fully secured site it gives you total peace of mind. This property has many features which include the following:

- New Vinyl flooring throughout the main living areas.
- Brand new carpets in the bedrooms
- Freshly painted throughout the house
- NBN connection for internet access
- 2 decent size bedrooms with built in cupboards.
- Main bedroom has a ceiling fan and access to 2-way bathroom.
- Reverse cycle air conditioner in the main area of the home which provides comfort all year round.
- Well-appointed kitchen with a brand-new Westinghouse upright wall oven, dishwasher, electric stove and a double sink
- Gas point to install a gas heater for extra warmth during winter.

The complex comprises of both 2- and 3-bedroom units however the unique main feature that this unit offers is that when it was built the owners decided to have an extra living space (rather than the 3rd bedroom) which can house a piano or could become a reading room. This second living room could easily be reverted back into a 3rd bedroom if desired by adding a wall and door. Large 2-way bathroom with extra linen cupboards. A second toilet can be added as well as some of the other units have 2 toilets in them. Separate toilet

- Security screens on front door and sliding door.
- Outdoor patio that can easily be enclosed or covered.
- A large carport to house your vehicle.
- Lovely, stamped concrete around the whole unit
- Beautiful back courtyard with retaining walls and landscaped gardens - your private oasis.
- Instant "Rennai" Hot water system so you never run out of hot water.
- Water tank to use for watering the garden.

Kingfisher Gardens has been designed to ensure that everything you need is on your doorstep, with a wide range of facilities available to you on site include the following:-

- Bowling Green- Community Centre and Library-
- Computer room and facilities-
- Gymnasium and Change Areas-
- Heated Indoor Pool and Spa-
- Community Kitchen-
- Bocce / Boule Games and Billiard Room-
- Craft Room-
- Entertainment Area-
- Workshop-
- Barbecue Facilities-
- Outdoor Chess & Checkers

The complex is close to all the following amenities which makes it extremely easy for you:

- Seven Springs Medical and Dental Centre.
- Walking distance to sprawling parklands.
- Kmart and Coles at Toowoomba Plaza
- Japanese Gardens
- Westridge Shopping Plaza
- Toowoomba City and Grand Central Shopping Centre

The Management Fee for this Unit is \$430 per fortnight with NO Exit Fees. Rebate available for pensioners - Check with Centrelink on amounts and classification. No stamp duty: There is no stamp duty payable on the purchase of your home, saving you thousands of dollars to spend on the lifestyle you deserve. Retain capital gain: We believe you should get 100% of your capital gain as a cash profit when you sell your home. In many other retirement living options, your agreement may force you to share your capital gains with the community manager. Living in a Hometown Land Lease Living community means that more money stays in your pocket. No exit fees: When you sell your home, you won't pay any exit fees, unlike 'retirement villages' where you can be charged exit fees or 'deferred management fees' accrued over time. This is great for your budget. No council rates: Unlike most 'retirement villages' who charge you council rates, with Hometown Land Lease living you won't have to pay council fees. Please phone John or Scott to arrange your private inspection so you don't miss out on this GOLDEN opportunity!!!