

**48/71 Owen Creek Road, Forest Glen, Qld 4556**



**Sold Unit**

Friday, 6 October 2023

48/71 Owen Creek Road, Forest Glen, Qld 4556

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Bev Rolfe

0412363604

**\$348,000**

This immaculate, quite large home with 2 air conditioners is located in the quite community of Ingenia, "The Village" Forest Glen, only 5 minutes to Buderim & 10-15 minutes to Mooloolaba. Ingenia have all BRAND NEW facilities, including beautiful swimming pool, gym, large community centre for functions & get togethers, which is currently being built now, which will be available for your use at any time. The home has a large, private back verandah/deck to relax with a cuppa or entertain with your friends & family, a HUGE lounge room, separate dining area and full sized kitchen with pantry & heaps of cupboard space. You can comfortably fit 2 vehicles at the house (one undercover and one in your driveway). There is a small garden shed & BONUS UNDER HOUSE STORAGE (4 ft high) as well!! Furniture (as seen in photos) can be negotiated in the purchase. The current, legally required smoke alarms are already installed in the home. The stumps have all been checked and had some attention and are all in very good order. The exterior cladding is made of sturdy Hardy Plank. There are new tiles to the bathroom. There is a separate toilet and separate laundry. All previous enquires are welcome! CURRENT OUT-OF-POCKET SITE FEES FOR PENSIONERS & JOB SEEKER, \$122.00/WEEK (after Centrelink rebate of \$78.00 per week) ..... or \$200.00 per week for everyone else (who don't qualify for rebate/rent assistance). 10-15 minutes to the beach 8 minutes to Nambour Bore water for watering garden Use of all Village facilities NO RATES NO WATER BILLS SLOW ELECTRICITY COSTS! NO STAMP DUTY ON PURCHASE! NO PENALTIES TO SELL ANYTIME! NO ENTRY OR EXIT FEES!!! CENTRELINK REBATE OF \$78 PER WEEK ON SITE FEE FOR PENSIONERS & NEW STARTS SORRY, NO DOGS OR CATS (UNLESS CARE ANIMAL) SORRY CANNOT BE RENTED OUT (OWNER OCCUPIERS ONLY) FOR OVER 50s ONLY Electricity is substantially subsidised, some don't even pay for their electricity usage! The brand new resort facilities are FREE for you to use!! It is only a 2 minute drive to shops, including the popular Kunara Natural Food Store and the gorgeous Maroochy Bushland Botanic Gardens, where you can go to clear your mind or explore this wonderful Nature Reserve. If you need transport, a public bus stop is just up the road for outings to Sunshine Plaza, Kawana Shopping Town, Mooloolaba or Sippy Downs shops. For a private inspection, please give me a call today!! CHECK OUT BEV ROLFE'S OTHER OVER 50S VILLAGE CHOICES HERE! JUST CLICK ON HER NAME ON THIS ADVERTISEMENT, (see opposite) SCROLL DOWN AND CLICK "PROPERTIES FOR SALE"