

**52/70 Hansford Road, Coombabah, Qld 4216**



**Sold House**

Friday, 29 September 2023

52/70 Hansford Road, Coombabah, Qld 4216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Contact agent

This home needs to be sold "yesterday" so that the Walker family can relax and enjoy being well looked after in the next place they will call "home" ! There has been lots of good times enjoyed in this home which is located towards the rear of the Park ( and in close walking distance to the Recreational facilities and letterboxes).Special Features: \* A corner position\* 2 Spacious Bedrooms both with built- in wardrobes , ceiling fans\* Easy care flooring throughout, carpet in bedrooms\* Modern bathroom with large shower , vanity unit and toilet\* 2nd toilet near laundry and side access door from carport\* Upgraded kitchen with lots of drawers, bench space and a double door pantry\* There are modern shutters throughout the home so you can allow and adjust the amount of natural light that comes into this home. TAlthough the home has been emptied of furniture it does give a clear view of space for your own furniture placement and so I hope the floor plan is helpful for those trying see if your furniture can be accommodated in this home. A Great Opportunity Could this be your new home ? \* The owners will consider all genuine offers as they have a time schedule to consider and are very motivated!! Please feel free to phone me, Susan, on 0407 28582 and I will be happy to schedule a time for your own private inspection. There are some jobs of repair to be done to help maintain this home in good repair but it has location , a quiet and interesting group of residents to get to know , proximity to the Recreation Facilities ( enjoy the fabulous new indoor pool and spa with easy ramp and bar to hold onto for your daily exercise) - the pool is heated for all year comfort. Living Gems is a gated Over 50's Lifestyle Resort and does have excellent facilities such as outdoor bowling greens, Meeting Room, large bbq area, a gym room with some exercise equipment, music room for easy entertainment by talented resident who can play the organs available, pool/ snooker table, library and full kitchen for those special Celebration times, and Happy hour bar and facilities - a social life if you wish to partake! Be as social or as private as you wish - the choice is yours. When you buy into an Over 50's Park you purchase the home and lease the land. The Site Fees here at House 52 are approximately \$854-79 monthly. The electricity is organised by the friendly On Site Managers and you do need to pay for your water usage. There are no Council Rates ( as you do not own the land) and there is no Stamp Duty to be paid ( for the same reason, you do not own the land) . There are no Entry or Exit Fees as this is not a Retirement Village but an active, friendly Over 50's Resort. Such a relaxed lifestyle choice and you can easily lock up the house and go travelling as it is gated and secure.