

55/22 Hansford Road, Coombabah, Qld 4216



Sold House

Friday, 26 January 2024

55/22 Hansford Road, Coombabah, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: House



Susan Crook
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Contact agent

This home has been loved by the previous owner who has created a gorgeous rear garden - yours to enjoy for more years to come! Such a private position on the block of land. Positioned towards the rear of the Park and so it is away from road noise and busyness - oh for a peaceful life! There are 2 bedrooms, both with built in wardrobes and positioned at the rear of the home. The Master bedroom has a walk in robe and a sliding door out to the back balcony and garden. an opportunity to perhaps enlarge or refurbish or just enjoy the way it is. The bathroom is a practical 3 way bathroom which is quite handy for when friends and family are visiting. Such a large open plan living room, dining area and kitchen. plenty of natural lighting from all the windows and sliding doors. Shutters are a special feature. The flooring has been changed to the popular timber style planking and the shutters provide both privacy and lighting. This home does need some refurbishment/ modernising but can easily accommodate you whilst you move in and plan for the right changes that would suit the home and your lifestyle. This property is awaiting Probate to be granted and so hopefully will be able to be settled and moved into prior to Christmas or early in the New Year. We need an understanding Buyer who is happy to wait for this lovely home to be granted probate so it can settle the family affairs. It has been loved and enjoyed for many years and the family are hoping the next buyers will love it just as much! If you would like to inspect this home please contact me, Susan, on 0407 285852 and I will be happy to arrange a time suitable for your busy schedule. This is Redgum, an over 50's Park - a very friendly happy group of residents who enjoy the busy lifestyle and recreational Activities available here - tennis, bowls, swimming, barbeques, social Happy hours, Variety Shows and Raffles - so much to do and enjoy. When you purchase a home at Redgum you buy the home only and Lease the land so there are no Council Rates and no Stamp Duty. this is not a Retirement village and so there are no Entry or Exit Fees. there is an On Site Manager available from 10am - 2pm Monday to Friday. The Fees(approximately \$212 per week) cover the provision of the Recreation Hall, and facilities, the maintenance of the roads, lights and common areas. The electricity and water charges are metered and charged to you at a competitive rate. The gardens are your own responsibility. If you are deemed eligible by Centrelink you may receive Rental Assistance Rebate fortnightly paid into your pension - the decision is made by Centrelink. This is a friendly Over 50's park and is located in a great location opposite Coombabah Plaza and nearby to the Broadwater, runaway bay Shopping Centre, Paradise Point Café and Esplanade and close by to Harbour Town. Why not inspect and see if this could be your next home? Phone me, Susan on 0407 285852