

**68/40 Shoalhaven Heads Road, Shoalhaven Heads,
NSW 2535**



Sold Retirement Living

Wednesday, 23 August 2023

68/40 Shoalhaven Heads Road, Shoalhaven Heads, NSW 2535

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Ingenia Lifestyle
1800135010

Contact agent

Join our welcoming over 55s community in the heart of the picturesque Shoalhaven Heads on the South Coast. This stunning home is well positioned within Ingenia Lifestyle Coastal Palms community and is warm and welcoming from the moment you walk in, with natural colour tones and a light and bright open plan living design that is complete with plantation shutters, ceiling fan and air-conditioning. The modern kitchen features an abundance of storage and counter space, gas cooktop, dishwasher, and a breakfast bar. Being one of the larger design homes, it offers two bedrooms with built-in robe and ceiling fan plus an additional study with ceiling fan. This home also offers one bathroom with additional separate toilet, internal laundry, carport and beautiful landscaped gardens. This home enjoys;

- Two spacious bedrooms with built-in robe and ceiling fan
- Study
- One bathroom with additional separate toilet
- Open plan living with ceiling fan and high raked ceilings
- Modern kitchen with breakfast bar & dishwasher
- Internal separate laundry
- Plantation Shutters
- Undercover deck
- Single carport

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

LOCATION: 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.

COMMUNITY: 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 coming soon

WHO IS INGENIA: 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

Book your private consultation today and discover how you can start your new lifestyle at Coastal Palms. Get in touch with our friendly team today!