

**69/36 William Street, Howard, Qld 4659**



**House For Sale**

Monday, 15 April 2024

69/36 William Street, Howard, Qld 4659

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 263 m2**

**Type: House**



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**\$880,000**

As the magic unveils itself around you with the progression of this over 50's resort, you can move in NOW! Skip the wait time, and enjoy the benefits of these newly built homes that are now move in ready! Live in a community of like-minded active over 50s who love long lunches, energetic gatherings and taking to the road for their next adventure - confident that their home and belongings are secure while they are busy having fun."Good Life Fraser Coast" is a new master planned "Over 50s RV & Lifestyle Resort" on over 47 hectares of land in the historic town of HOWARD, Queensland. The new community will have 213 free-standing homes complimented by a huge range of resort style community facilities all within a secure gated estate surrounded by fully maintained lush manicured landscaped gardens and open spaces. There are many waiting for their dream home to be built, and in the meantime YOU can move in NOW!- Secure parking suitable for most recreational vehicles with a 15amp power connection.EXCEPTIONAL FACILITIES ALREADY IN FULL OPERATION• RV/Boat Wash Bay • Dog Off Leash ParkEXCEPTIONAL FACILITIES COMING SOON• Heated Swimming Pool with lap lanes and heated spa• Fully Equipped Gym• Sauna• Tennis Court• Pickleball Courts• Bocce• Putting Green• Sports Bar• Ballroom & Stage• BBQ areas & Fire Pit• 2 Lane Ten Pin Bowling Alley• Veggie Garden• Library• Games/Billiard Room• Movie Cinema• Lawn Bowls Green• Music Room• Hairdressing Salon• Arts & Crafts Room• Hobby Shed• Computer Room• Coffee Lounge & Residents Bar• Walking Trails• Golf Buggy FriendlyOTHER BENEFITS:- NO Stamp Duty when you purchase your home- NO Council Rates- NO Exit Fees when you sell your home- NO Deferred Management Fees- NO Refurbishment Costs- NO Body Corporate, Strata or Sinking Fund Fees- NO Rental Properties within the resort - all homes are occupied by the owner(s)- 100% of any capital gain when you sell your homeWHERE ON EARTH IS "HOWARD"?Howard is located 281 km north of Brisbane via the Bruce Highway & 28 km west of Hervey Bay. Howard started life as a coal mining town but today it is a small service centre surrounded by sugar plantations and citrus orchards. Nearby, at the mouths of the Isis and Burrum Rivers, are the quiet seaside resort towns of Burrum Heads & Toogoom which have become popular retirement haunts far removed from the bustle of the towns along the Sunshine Coast to the south.WHAT IS IN HOWARD?• Howard Railway Station• Burrum District Golf Club• Van Cooten's Groceries & Hardware• Grand Hotel Howard• Howard RSL Sub-branch• Burrum Districts Respite Assoc.• Howard Ambulance Station• Howard Fire Station• Howard Police Station• Howard State School• Brooklyn House Shop & Café• Howard Landscape & Produce Supplies• Howard Uniting Church• Van Cooten's Howard Drapery• IGA Supermarket & Newsagency• Howard Butchery• Howard Hot Bread Bakery (VERY POPULAR!)• Howard Pharmacy• Howard Medical Clinic• Australia Post• Howard Veterinary Clinic• Serenity Hair & Beauty Salon• Howard Country Style Milk Bar• The Bottle - O• Burrum District Community Centre• Howard Country Markets• Howard Motor Repairs• RV Overnight Parking• Burrum & District Museum