

# B4/40 Shoalhaven Heads Road, Shoalhaven Heads, NSW 2535



## Sold Retirement Living

Wednesday, 11 October 2023

B4/40 Shoalhaven Heads Road, Shoalhaven Heads, NSW 2535

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Retirement Living**



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Ingenia Lifestyle  
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## Contact agent

Join our welcoming over 55s community in the heart of the picturesque Shoalhaven Heads on the South Coast of New South Wales. This unique home with its upstairs bedroom and cottage feel is a great blend of old and new. The home has been tastefully renovated and is light and bright and full of little surprises, including pitched ceilings, barn doors, beautiful monochrome main bathroom and tiled ensuite. The kitchen offers ample cupboards and bench space, tiled splashback, quality appliances including new electric oven and gas cooktop and is centrally located. There are two bedrooms, the master with ensuite and built-in robe while the second bedroom is upstairs and features pitched ceiling, lead light window and a lovely balcony to sit and relax and watch the world go by. There is also a main bathroom, separate laundry, single carport and garden shed. Enjoy the low maintenance gardens and areas to sit both outside on the garden bench or out in the enclosed front deck with pitched ceilings, beautiful timber polished floors, plantation shutters, roll down blinds and TV port. Home features:

- Two bedrooms
- Master with built-in and tiled ensuite
- Second bedroom with balcony
- Modern monochrome bathroom
- Kitchen with new oven and cooktop
- Separate laundry
- Pitched ceilings
- Front deck with polished timber floors
- Upstairs balcony
- Single carport
- Low maintenance garden
- Garden shed and bench
- No council rates, stamp duty or exit fees.

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

Welcome to your own slice of paradise, surrounded by natural beauty with lots of 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. 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

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

Contact our friendly team today and discover how you can start your new lifestyle at Coastal Palms!