

**16/71 Owen Creek Road, Forest Glen, Qld 4556**



**Unit For Sale**

Tuesday, 2 July 2024

16/71 Owen Creek Road, Forest Glen, Qld 4556

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Bev Rolfe

0412363604

**\$469,000**

This home looks AS NEW and ready to move into NOW! Renovated with no expense spared with everything from brand new air conditioning, new hot water system, all new flooring and freshly painted. "The Village" Forest Glen, only 5 minutes to Buderim & 10-15 minutes to Mooloolaba. Ingenia have all BRAND NEW facilities - see all great "Features of the Village" below: FEATURES OF THE HOME 2 bedrooms PLUS office. Office can be reverted back into a 3rd bedroom if desired. The carport comfortably fits 1 vehicle undercover and one more for your 2nd vehicle or visitor in your driveway. Visitor parking is also nearby. BRAND NEW Air conditioner. BRAND NEW best quality vinyl floor planking throughout all living areas, bathroom, kitchen and office. BRAND NEW carpets in both bedrooms. BRAND NEW curtains throughout the whole house. BRAND NEW hot water system. FRESHLY painted interior walls and ceilings. FRESHLY painted exterior wooden surfaces & verandah. Separate dining area. Large lounge area. Modern bathroom and full sized kitchen with 2 sinks, pantry and heaps of cupboard & storage space. Separate toilet. Separate laundry. NEW taps throughout. Under-cover entertainment area. Private outdoor courtyard with BRAND NEW Colourbond fencing. BRAND NEW decorative paneling for privacy on entire side of carport & u'cover entertainment area. Some furniture can be negotiated: Fridge/freezer, double bed, TV & TV cabinet, office desk & coffee table in office, dining table & 4 chairs, 2 X outdoor settings & outdoor umbrella. 2 sheds with some shelving. Under-house storage. All under-house stumps in very good condition. Legally required smoke alarms already installed. FEATURES OF THE VILLAGE ALL BRAND NEW facilities to improve your health & wellbeing, "NATURES RETREAT" (NOW OPEN from 20th June 2024) including:- Club house- Community bus- Large community centre / entertaining hall- 3 Pickle ball courts- Gymnasium- Resort style swimming pool and Spa (see photos)- PLUS Indoor heated swimming pool (see photos)- Private dining room. CURRENT OUT-OF-POCKET SITE FEES FOR PENSIONERS & JOB SEEKERS is \$132.00/WEEK after Centrelink rebate of \$95.00 per week (means tested) or \$227.00 per week out-of-pocket site fee for everyone else. 15 minutes to the beach. 8 minutes to Nambour. Bore water for watering garden. Use of all Village facilities. NO RATES. NO WATER BILLS. SLOW ELECTRICITY COSTS! NO STAMP DUTY ON PURCHASE! NO PENALTIES TO SELL ANYTIME! NO ENTRY OR EXIT FEES!!! NO BODY CORPORATE FEES! CENTRELINK REBATE OF \$95 / WEEK FOR PENSIONERS & JOB SEEKERS, ON THE SITE FEE OF \$227 / WEEK. SORRY, NO DOGS OR CATS (UNLESS CARE ANIMAL WITH DOCTORS CERT.) SORRY CANNOT BE RENTED OUT (OWNER OCCUPIERS ONLY) FOR OVER 50s ONLY. Electricity is substantially subsidised, some don't even pay for their electricity usage! The BRAND NEW (just opened) RESORT FACILITIES are FREE for you to use (see photos)!! It is only a 2 minute drive to shops, including the popular Kunara Natural Food Store and the gorgeous Maroochy Bushland Botanic Gardens, where you can go to clear your mind or explore this wonderful Nature Reserve. If you need transport, a public bus stop is just up the road for outings to Sunshine Plaza, Kawana Shopping Town, Mooloolaba or Sippy Downs shops. For a private inspection, please give me a call today!! CHECK OUT BEV ROLFE'S OTHER OVER 50S VILLAGE CHOICES HERE! JUST CLICK ON HER NAME ON THIS ADVERTISEMENT, (see opposite) SCROLL DOWN AND CLICK "PROPERTIES FOR SALE"