



**FOR SALE**

**131/16 HOLZHEIMER ROAD, BETHANIA QLD 4205**

**\$420,000**





## PROPERTY FEATURES

This property is ready to move in instantly. Room to improve outside when ready and allows to you enjoy life in a quiet position towards the rear of the complex. It is time to check out this 2 bedroom home now before it goes. Situated in an over 50's gated retirement complex, come and inspect what this home now and enjoy the comfortable lifestyle this complex has to offer.

This home consists of:-

2 bedrooms (with built-ins)

Large main bathroom with separate toilet

Lshaped kitchen with long bench open to living area, upright stove

Ceiling Fans

Solar System (8 panels approx)

Solar HWS

Air conditioning x 1

Open living / dining room

Security Screens

Outdoor blinds over front window

Undercover entertaining area with outdoor power point

Garden shed x 1

Separate Laundry

Remote Single lock up garage

Fenced on 3 sides (just needs a small gate installed)

Front Porch

NBN connected

There is an on Site Manager in this gated community with the complex offering a swimming pool, lawn bowls, function room, gymnasium, BBQ area at the Village Green, social events held, organised day tours, friendly residents, caravan/boat storage on site, men's shed, library, jetty walk/sitting area. Gardens and all communal areas maintained by the grounds keeper. Pet friendly. NBN available.

Also located within walking distance to the Bethania bus / train station, local shops offering dentist, doctor, chemist, hair dresser bakery, convenience store, takeaway and cafe.

Smoke Alarm Compliant - Yes

Total Villas in complex - 328 approx.

Site Fees - \$480 per fortnight + water billed monthly

Maintenance - Owner is responsible for all gardens & lawns (front & rear) & all maintenance on the home.

Onsite Manger - Yes

Exit & Entry Fees - No





