

106/41 Radke Road, Bethania




MUST SELL DUE TO ILL HEALTH!!!!!!

Ideally located, this stylish two-bedroom home with study offers serene lifestyle living with modern comforts, conveniently close to community amenities..

Enjoy an open-plan interior with split system heating/cooling, ceiling fans, tiled floors, and carpeted bedrooms for added comfort. The spacious entertainer's kitchen features inbuilt appliances, generous storage, and a long breakfast bar-perfect for dining indoors. Outside, the tiled alfresco boasts a timber deck extension for extra space, with outdoor fan and shade awning. Raised garden beds, and artificial lawn complete the private, fully fenced backyard.

The master boasts a walk-in robe and ensuite; the second bedroom with adjoining access to the main bathroom. A versatile study adds extra living space to the interior, while the double garage offers a European laundry and extra inbuilt storage for everyday convenience. The secure home boasts security doors, and gated intercom access, with established front gardens framing this shady retreat.

Current On-Site fees \$452.78 per fortnight
Current owners water \$25/month

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FOR SALE
OFFERS OVER \$599,000

AGENTS

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AGENCY

LJ Hooker Property Centre
(07) 3286 2500

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Owner to pay own internet and phone

Home Features:

- Short stroll to the Veranda's Clubhouse and Sports Precinct
- Tiled alfresco patio with timber deck extension
- Master with private ensuite and walk-in robe
- Second bedroom adjoins main bathroom
- Third bedroom/Study
- Two bathrooms + European laundry to garage
- Open plan living with split system heating & cooling
- Split system air conditioning in lounge and Master bedroom
- Ceiling fans and modern lighting
- Custom day/night blinds to interior
- Spacious kitchen with generous storage
- Inbuilt appliances & dishwasher
- Solar Panels (current owner does not pay any electricity bills at the moment)
- Double remote-entry garage
- Fully fenced backyard
- Pet friendly community

Ingenia Lifestyle Bethania is a beautifully presented lifestyle community central to shopping precincts, local restaurants, and cafes. Close to Logan Hospital and specialist medical facilities, with easy access to public transport.

Jump on board the Community Bus to enjoy local shopping trips and other adventures... Or stay close to home and join in regular onsite coffee catch ups, meditation classes and local social events.

With a wide range of interest groups and activities —you can be as independent or involved as you like... it's completely up to you! Surrounded by tranquil pastures and natural waterways, you'll enjoy stunning views of the lake from the Veranda Clubhouse, a perfect venue for hosting private functions or family events.

Bethania boasts a proud Veteran community and a beautiful Anzac Memorial Garden, plus a keen entertainment and music troupe with regular concerts - this welcoming community offers modern facilities and friendly, like-minded neighbours...

Community Features:

- Two Resort-style Community Clubhouses
- " Two Heated Magnesium Swimming Pools
- " Community Bus —Enjoy local shopping trips and more!
- Scheduled Meditation, Body Balance and Water Aerobics classes
- Heated Spa + Gymnasium
- Outdoor Bowling Green + Indoor Bowls
- Library + Craft Room
- " Community Shed + Communal Garden
- " Sports Precinct —Pickle Ball, Croquet and more
- Pool Tables and Darts with BYO Bar Area
- Outdoor and Undercover BBQ areas
- " Caravan and Boat storage available
- " Ingenia Activate —access to resident events and activities
- Weekly Line Dancing, Ukelele, Chess, Archery...
- Social Club Events + Music Group + Karaoke
- Secure Gated Community - Intercom Access
- Friendly, Onsite Management
- Off-leash Dog Park

A land lease home operates under the land lease model, supported by specific government legislation which guarantees ongoing financial security and peace of mind. The model lets you enjoy the benefits of conventional home ownership with residents owning their own home, without the cost of buying the land and paying council rates.

Should you ever wish to sell, the capital gain is all yours, without exit fees. You also enjoy the advantages of no council rates or stamp duty, just a weekly site fee which eligible residents offset with rental assistance.

Community living has never been easier. Whether you are looking at your downsizing options or just looking to form friendships and find new hobbies, the community at Bethania will welcome you with open arms.

Come and discover how you can start your new way of life at Ingenia Lifestyle Bethania. Contact our friendly sales team today to schedule your private viewing of this beautiful community.

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MORE DETAILS

Property ID	BTE9F2S
Property Type	Retirement
Including	Study Air Conditioning Solar Panels Low Bills low Fees No Stamp Duty or Buy in Buy Out Fees

Rachael Bennett 0401 461 448

Independent Contractor - Rachael Bennett Properties Pty Ltd | rbennett@ljhpropertycentre.com.au

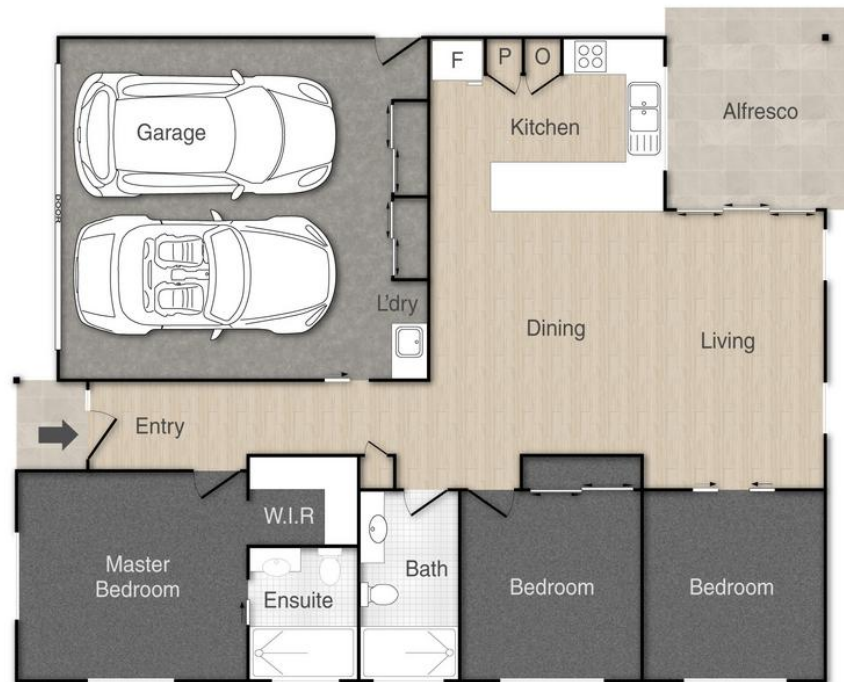
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