

**394/722-782 Morayfield Road, Burpengary, QLD,  
4505**



**Retirement For Sale**

Tuesday, 12 November 2024

394/722-782 Morayfield Road, Burpengary, QLD, 4505

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Retirement**

## LIFESTYLE VILLA WITH UPGRADES

Located in a safe, secure village which enjoys peaceful, landscaped grounds and fantastic onsite facilities; this beautifully presented Villa has become available. Leave behind your worries and stress and enjoy the lifestyle available to you in Riverbend Burpengary.

Enjoy your early morning coffee in your own self-contained private verandah with added plantation shutters and enjoy the stunning established plants and landscaping or enjoy the comfort of your spacious air-conditioned living/dining room with raked ceilings creating an abundance of natural light.

With a neutral and modern colour palette running throughout the home, you can cook up a storm in your large, functional, modern kitchen with caesarstone benchtops and electric appliances or, if you wish, meet up for a sausage sizzle with new found friends in the clubhouse.

Along the generous hallway are two bright bedrooms offering ceiling fans and wardrobes. The master has an ensuite bathroom, air-conditioning and walk-in robe along with beautiful plantation shutters. In addition, you have a second full-size shower/bathroom and an internal laundry situated in the spacious lock up garage with epoxy floor.

Features include:

- Blinds/curtains to all windows
- External boardwalk at side of villa
- Stylish Palmleaf ceiling fans
- Screen door
- Air conditioning in lounge/dining as well as master bedroom
- Built in wardrobes
- Single lock up garage with additional space
- Carpeted bedrooms
- Close to shops
- Close to transport

All homes are individually metered for electricity and water, there are NO access fees for either, so you pay only what you use. Unlike many other retirement communities there is NO STAMP DUTY, NO ENTRY FEES, NO EXIT FEES, NO COUNCIL RATES, NO RENTALS, NO DEFERRED MANAGEMENT FEES and YOU RETAIN 100% OF ALL CAPITAL GAINS.