

44/1 Latitude Boulevard, Nikenbah, QLD, 4655



Retirement For Sale

Tuesday, 31 December 2024

44/1 Latitude Boulevard, Nikenbah, QLD, 4655

Bedrooms: 2

Bathrooms: 2

Parkings: 4

Type: Retirement

Spacious home priced to SELL!!

Are you looking to downsize and live the life you deserve?

Home 44 at Serenitas' Latitude 25 Lifestyle Resort offers a desirable, affordable option for those seeking comfort and modern living.

Property Features:

- 2 Bedrooms - Master bedroom at the rear with ensuite, and a guest bedroom with a bathroom at the front
- Large RV Garage: 6.9 x 9.9m - room for RV + 2 car storage and a European laundry
- Open-Plan Living & Dining: Spacious and modern design
- Private Alfresco Area: Perfect for entertaining or relaxing in your own garden
- Low-maintenance property
- Kitchen: Large with stone benchtops, island bench, and Bosch appliances (cooktop and dishwasher)
- Ducted Air Conditioning: For year-round comfort
- Blinds & Shades: Added privacy and style
- Rear Alfresco Area: Ideal for outdoor living
- Herb & Vegetable Garden: Grow your own fresh produce

Additional Features:

- Built in 2021
- Crimsafe front screen door
- Steel Frame Construction: With a current builder's structural warranty
- High-Speed Fibre Optic NBN Ready

Home 44 offers low-maintenance living, situated in the vibrant community.

Perfect for those wishing to travel Australia with the convenience of lock-up-and-leave living, this home is ready for you to move in and enjoy your ideal lifestyle.

Community Amenities:

- Club House
- Pet-Friendly Environment
- Full-size Tennis Court
- 3 Pickle Ball Courts
- 6-Rink Bowling Green
- Golf Putting Green
- Virtual Golf Studio
- Entertaining Areas
- Billiard Room
- Meeting Room
- Art & Craft Room
- Hobby Work Shed
- Games Room
- Library
- Fully Equipped Gym with Group Fitness Area
- Covered, 25m Magnesium Swimming Pool
- Catering Kitchen and Bar Facilities
- Terrace with Stunning Views to the Lakes

RV Cleaning Bay

Experience the Freedom of:

NO STAMP DUTY

NO EXIT FEES

NO DEFERRED MANAGEMENT FEES

HOMEOWNER RECEIVES 100% OF CAPITAL GAIN ON SALE PRICE

NO BODY CORPORATE OR STRATA FEES

NO RENTALS - ALL HOMES WITHIN THE COMMUNITY ARE OWNER/OCCUPIER

MODERN AND SPACIOUS LOW-MAINTENANCE HOMES

BEAUTIFULLY LANDSCAPED GARDENS

NBN READY

Own your property but lease the land

- Pay a "Lease Fee"

- Water & electricity are metered separately

Contact Steph, your over 50's lifestyle specialist, today to arrange a viewing at 0423 231 706.