



AFFINITY PROPERTY AUSTRALIA



## Beautiful, Spacious Villa in a friendly village, ideal for retirement

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\$270,000

Villa 246/1 Webster Road

☎ 07 3293 9100

AFFINITY



## About the Property

Imagine waking up and starting your morning with a beautiful walk along the bay waterfront... retiring never looked so good.

Life everyday is like a holiday in the sought-after Palm Lakes Resort.... Just metres to the waterfront within walking distance to local stores, transport, and medical centre.

This resort offers a wide range of luxury recreational facilities including a Bowls club, Tennis Court, Indoor swimming pools, Gym, Beach house, Craft room & Library.

If you're thinking of downsizing, then this large 2-bedroom 1-bathroom Villa is the perfect answer!

This friendly village is an ideal retirement choice offering security, a neighbourly community, and the peace and quiet you've been longing for.

The resort offers a range of activities including Aqua Aerobics in the heated pool, Zumba class, Weights training, Tai Chi, Lawn bowls, Social Tennis, Oil Painting , Square Dancing, Bingo, Croquet, and many, many more...

### Features:

- \* Spacious living/dining area with Reverse cycle air-conditioning.
- \* 2 large bedrooms both with built in wardrobes.
- \* Large open kitchen with Electric cook top & plenty of cupboard & bench space.
- \* Freshly painted front timber veranda with shade blinds.
- \* Single lock-up garage with a remote door at the front and back entrance.
- \* Freshly painted outdoor patio backing onto the low maintenance courtyard.
- \* Great position in the resort close to the facilities.



### Resort Facilities:

- Library

- Internet
- Gym
- Tennis Court
- Bowling Green
- Workshop
- Games Room
- Resort Pool
- BBQ Area
- Caravan Storage
- Boat Storage
- Indoor heated Pool & Sauna

So, don't delay... give Sean a call right now on 0438 115 550 to arrange a private viewing.

## Links

[Contact the Agent - Sean McCreanor](https://affinityproperty.net.au/contact/staff/sean-mccreanor/)

<https://affinityproperty.net.au/contact/staff/sean-mccreanor/>

## Contact Agent



**Sean McCreanor    0438 115 550    Licence No:  
3159137**

Sean is the Company Founder and Managing Director of Affinity Property Australia. He has over 20 years' experience in real estate sales, residential development and property management. Sean and his team have delivered and project managed more than 50 residential projects valued at over \$500 million in the last 15 years.

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|--|---|
|  | □□□□ 1482 Anzac Avenue Kallangur QLD 4503 |
|  | □□□□ (07) 3293 9100                       |
|  | □□□□ sales@affinityproperty.net.au        |

## Affinity History



With a passion for property & a strong will to help others, directors Sean McCreanor and Ken Smith set out in 2005 to establish a company that assisted low income earners and retirees to obtain affordable housing.

Over the past 15 years, Affinity Property has developed, managed and sold more than 50 large residential sites, complexes and communities in Queensland, NSW and Victoria at combined value exceeding \$500 million.

In this time we've also helped thousands of clients buy, sell, manage and develop a diverse range of residential and retirement properties across South East Queensland (SEQ).

Affinity is now a well-established and respected diversified property group. Our vision is simple - *Deliver property solutions that are in the best interests of our clients*. We don't focus on 'winning the transaction'. We see our role is helping people as a Professional Property Advisor.

## The Affinity Difference

*At Affinity, we recognise the role of a real estate agent has fundamentally*

*changed. Nowadays, people want to speak with an Expert Property Advisor.*

**We pride ourselves on our service delivery - our clients believe this is what sets us apart from other agencies.**

A key part of this difference is the range of value-added services we provide to our clients in addition to our traditional sales and property management services.

Affinity Property has a highly experienced team and long-established expert partners, who assist clients with all their property needs. This includes:

- 
- buying;
- selling;
- leasing;
- affordable housing;
- marketing;
- property finance;
- contract negotiation, conveyancing and legal services;
- due diligence;
- insurance;
- maintenance;
- assistance with accounting, quantity surveying and tax services;
- bill payments;
- auctions;
- property development;
- retirement living;
- body corporate management;
- property investment services;
- renovation information and services;
- styling and staging properties for sale and rent; and
- property planning in your transition to retirement.

## Would you like to Make a Contract Offer?

Making a contract offer is quick and easy. You only need 1.5% initial deposit to commence the contract process. To submit your contract offer, please download a copy of the Contract Offer Form below and submit this to our sales agent.

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## Around The Area



## Deception Bay Key Statistics

The size of Deception Bay is approximately 19.2 square kilometres. It has 60 parks covering nearly 22% of total area. The population of Deception Bay in 2011 was 19,672 people. By 2016 the population was 19,867 showing a population growth of 1.0% in the area during that time. Due to the large number of schools, the predominant age group in Deception Bay is 0-9 years. Households in Deception Bay are primarily couples with children. In general, people in Deception Bay work in a labourer occupation. In 2011, 55.7% of the homes in Deception Bay were owner-occupied compared with 56.2% in 2016. Currently the median sales price of houses in the area is \$370,000.

## HISTORY

In the north of the **bay** at Beachmere is where the Caboolture River and Burpengary Creek meet the ocean. It was named in 1823 by Lt John Oxley, who thought the **bay** was a river and because of his mistake and the shallowness, named it Pumice Stone River; he later changed the name to **Deception Bay**

The area was once large parcels of land supporting dairying and farming and, while some large blocks remain today, most have been subdivided to provide housing for a growing community.

In the past few years, the beachfront area has received a major re-design, under the urban renewal programme of the Queensland Government. The suburb also contains a new development area, North Rise. Bayswater Resort is a resort located in the Moreton Downs Estate. Neighbouring suburbs include Rothwell, Narangba and North Lakes.





# Why Moreton Bay Region is a great Place to Live

## MORETON BAY REGION SET FOR MASSIVE GROWTH IN THE NEXT 10 YEARS!

The Moreton Bay Region is one of the fastest growing urban areas in Australia with residential land sales outpacing the rest of South-East Queensland. The region boasts beautiful waterways, national parks, thriving towns and communities and great amenities for residents. Moreton Bay Regional Council has delivered record investment in community and transport infrastructure over the past six years and the region is home to more than 460,000 residents.



## REASONS WHY PROPERTY PRICES WILL RISE IN THE REGION OVER THE NEXT 10 YEARS

### Population Growth

Currently home to more than 460,000 people, the region's population is set to grow to approximately 690,000 by 2041. That means an additional 240,000 residents over the next 25 years.

## Large Infrastructure Projects

The region is home to some of Australia's largest infrastructure projects, including:

**Petrie University Precinct** With the first enrolments commencing studies in 2020, the former Petrie paper mill site and surrounding suburbs have been declared a priority development area by the Queensland Government. The new university is expected to have 10,000 university student placements, 6,000 ongoing jobs and \$950 million in economic benefit through the creation of a major new University. For more information visit [USC Moreton Bay](#)

**Caboolture West** (30,000 new dwellings/80,000 people) This master planned area covers approximately 6,500 hectares of land immediately west of Caboolture and Morayfield. The area is bound to the north by the D'Aguiar Highway and Caboolture River Road to the south. In creating a prosperous community, focus has been placed on housing choice for all budgets, value for money / investment, access to travel choices and a sense of place. The area will include up to seven new suburbs, three high schools, nine primary schools and new commercial and industrial areas. The net benefit to the community from the development is expected to exceed \$10 billion.

**Redcliffe Seaside Village Rejuvenation** The award winning refurbishment of the Redcliffe Seaside Village has delivered an exciting and vibrant lifestyle precinct that continues to generate significant economic benefits for the region.

## Significantly Improved Transport Infrastructure

The recently completed Moreton Bay Rail Link Project (\$1.1 billion, over 3,000 jobs) saw a 12.6km dual-track rail line constructed between Petrie and Kippa-Ring servicing six new train stations at Kallangur, Murrumba Downs, Mango Hill, Mango Hill East, Rothwell and Kippa-Ring. The new rail link and upcoming university are already driving significant property investment in the region.



## Improved Public Amenities

Significant expansion and growth of shopping centres, services, parks, and schools, has been led by Westfield's massive investment in the expansion of North Lakes Shopping Precinct. The addition of international retailers Ikea and Costco and potentially Amazon have added world class retail outlets to the region's fast-growing community.

## Growing industry diversification

More than 43,000 jobs were created in the Moreton Bay region since 2015, thanks to a combination of infrastructure projects and community initiatives. The local economy has increased by more than 50% in the last decade and is set to continue its strong growth trajectory.

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.embed-container iframe, .embed-container object, .embed-container embed { position: absolute; top: 0; left: 0; width: 100%; height: 100%; }
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## Make a Contract Offer



## Would you like to Make a Contract Offer?

Making a contract offer is quick and easy. You only need \$1,000 initial deposit to commence the contract process. To submit your contract offer, please complete the Contract Offer Form below and send this to our property sales agent.

### Links

[Contract Offer Form](#)

[https://reawebbooks.com.au/affinity/module\\_resources/pdf\\_module/5/78\\_AffinityLetterofContractofferform.pdf](https://reawebbooks.com.au/affinity/module_resources/pdf_module/5/78_AffinityLetterofContractofferform.pdf)



[Contact the Agent - Sean McCreanor](#)

<https://affinityproperty.net.au/contact/staff/sean-mccreanor/>

# Buying in a Residential Village

## Documents the park owner must supply

If you are buying a manufactured home and plan to live in a residential park, the park owner/manager of the residential park must supply you with the following documents:

- [Home owners' information document \(PDF, 191KB\)](#), the details in this form will need to be filled in by the residential park owner/manager
- a copy of the park rules and any proposals to change the park rules
- the proposed site agreement for the site (2 copies will need to be provided to you)
- relevant pre-contractual disclosure documents:
- [Form 1A - Initial disclosure document \(PDF, 113KB\)](#) at least 21 days prior to the sale
- [Form 1B - Supplementary disclosure document \(PDF, 183KB\)](#) at least 14 days prior to signing
- [Form 1C - Precontractual disclosure waiver \(PDF, 135KB\)](#) if you plan to waive your pre-contractual disclosure

You have a 7 day cooling-off period with the pre-contractual disclosures.

## Home owners' information document

The residential park owner/manager will need to provide you with a [Home owners' information document \(PDF, 191KB\)](#). They will have filled in the details specific to their residential park.

It is important for you to have a clear understanding of what is on offer at the residential park you are interested in and whether the park will be right for you. Make sure you look at the:

- 
- residential park's details and the facilities they have to offer (Part 2-Specific information)
- dispute resolution process between you and the park owner/manager (Part 3)
- any extra information they provide about their park (Part 4)

## Site agreements

A site agreement is an agreement between you and the residential park owner that allows you to rent specific land in a residential park for your manufactured home.

It also gives you shared use of the park's common areas and communal facilities.

## Before signing a site agreement

It is very important that you seek independent legal and financial advice to check the site agreement, pre-contractual

disclosures, and any purchase agreement before you sign. You're required to seek legal advice from a properly qualified lawyer if you choose to waive the full pre-contractual disclosure period as well.

You should also seek legal advice to make sure you understand your rights and responsibilities under the proposed site agreement and the [Manufactured Homes \(Residential Parks\) Act 2003 \(PDF\)](#).

The Queensland Law Society keeps a list of solicitors with expertise in manufactured home parks. See [www.qls.com.au](http://www.qls.com.au) or phone 1300 367 752.

## Getting help in manufactured homes

### Contact us

#### Regulatory Services, Department of Housing and Public Works

The unit that administers the *Retirement Villages Act 1999*, including investigating complaints and alleged breaches of the Act.

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- Phone: (07) 3008 3450
- Email: [regulatoryservices@hpw.qld.gov.au](mailto:regulatoryservices@hpw.qld.gov.au)
- Postal address: GPO Box 690, Brisbane Qld 4001

### Other contacts

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- [Associated Residential Parks Queensland \(ARPQ\)](#): A peak resident's association providing advice and advocacy for their members who are manufactured home owners in residential parks.
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- [Community Legal Help Queensland](#): An organisation helping people find (searchable online) a community legal centre, including specialists that may be available.
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- [Council on the Ageing \(COTA\) Queensland](#): A state-wide, not-for-profit organisation advancing the rights, needs and futures of people as we age.
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- [Dispute Resolution Branch, Department of Justice and Attorney-General](#): A government agency providing free, confidential and impartial mediation services.
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- [Legal Aid Queensland](#): May be able to advise on disputes between residents and disputes between operators and non-resident owners.
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- [Manufactured Home Owners Association](#): An association that provides advice and advocacy for their members who are manufactured home owners in residential parks.
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- [National Seniors](#): A not-for-profit organisation representing Australians aged 50-plus.
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- [Queensland Civil and Administrative Tribunal](#): An independent dispute resolution body for retirement village disputes.
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- [Queensland Law Society](#): An organisation that maintains a list of solicitors (searchable on-line) with expertise in the law applicable to manufactured homes.
- [Queensland Retirement Village and Park Advice Service](#): A free legal service for existing and prospective residents of retirement villages and manufactured home parks.
- [Residential Tenancies Authority \(RTA\)](#): Administers the *Residential Tenancies and Rooming Accommodation Act 2008*, which applies to people renting including caravans and caravan sites in residential parks.
- [Tenants Queensland](#): Tenants Queensland seeks to represent the concerns of all Queensland tenants who live in rental accommodation including caravan park and boarding house residents.

## Our Experience with Residential Communities

The Affinity Property Team has many years' experience developing, operating, managing and selling homes in Residential Villages in Queensland and NSW.

Villages our team has managed include:

### Upstream Bethania (123 Homes - Boutique Over 50's Community)



### Coastal Palms Shoalhaven Heads (260 Homes)





**Shoalhaven**

Type: 260 Dwellings (Over 50's)  
Value: \$46.8 million

**Empress Park Caloundra (66 Homes)**



