



# SOLD

## UNDER CONTRACT - OPEN CANCELLED.

Because unlike other retirement villages you don't pay for the following.

PAY NO STAMP DUTY

PAY NO RATES

PAY NO BODY CORPORATE FEES

PAY NO ENTRY OR EXIT FEES .

This is a PET FRIENDLY environment with a Community Centre including large club house with indoor and outdoor activities, if you want a social circle you've got it or privacy you've got that too! Swimming Pool, Bowling Green, outdoor BBQ Area, 2 bay car wash, and very affordable fees. Life is fun and easy living here.

They have bowls on Wednesday, Friday and Sunday followed by Happy Hour in the club house. Play Mahjong, cards or join in the with the craft sessions, there are aerobics, pool table, dart boards, there is a chicken coup and vegetable garden. The community bus is available, to shops, airports and group outings.

Situated in Beautiful Birkdale, close to Wellington Point, Cleveland or Capalaba Shopping. Only minutes to the water's edge, for walks, fishing or picnics. Easy access to the city, and the coast north or south. Public buses and trains available only 45 minutes to Brisbane. Surrounded by popular clubs, restaurants and cafes.

Still like NEW and has the largest floor plan in the village. Invite family and friends to come and stay – they can also, enjoy the community facilities with you.

Beautiful polished timber floors through living areas, quality carpet in the bedrooms and gorgeous tiles in the bathroom and powder rooms.

3 good sized Bedrooms with built ins. Split system Air Conditioner and ceiling fans.

Main bathroom has large shower, vanity and toilet and there is a separate powder room.

Large lounge room, with high cathedral ceilings and Split system Air Conditioner.

Open plan dining room, light and airy with window and glass slider to entertainment deck.

Spacious Kitchen with Dishwasher and true Caesar-stone bench tops.

Protected carport and visitors parking next door.

Fabulous courtyard great for pets and easy maintenance gardening.

Laundry has ample storage space.

Tinted windows with window locks and security doors and shutters.

THE ELECTRICITY AND WATER ARE METERED AND YOU ONLY PAY FOR PERSONAL USE

If you are just considering downsizing, call me to find out more 0400 843 888

3 BED | 1 BATH | 1 CAR

PRICE:

\$376,000

OPEN FOR INSPECTION:

N/A



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# Brewer

Ground Floor	95m <sup>2</sup>
Outdoor Living	18m <sup>2</sup>
Carport	17m <sup>2</sup>
Total Area	130m <sup>2</sup>



\*Subject to orientation. Traditional floorplan shown.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.