



## FOR SALE

### SPACIOUS 3 BEDROOM HOME LOCATED WITHIN LIVING GEMS OVER 50'S RESORT

An affordable option for those aged over 50 years young and who want to downsize into a quiet and secure pet friendly Village \_ Living Gems ( previously known as Emerald Gardens) This 3 bedroom, one bathroom two toilet home has a spacious living area, generous sized bedrooms and a carport and small garden front and back - located at the front of the Resort and within a quick stroll to the Managers Office.

The home has been loved and enjoyed and maintained in a very good standard. It is priced to sell !  
Living Gems is a private gated Village, with onsite management and is pet friendly upon application agreement. There are no Entry or Exit Fees and no deferred management fees. No Council Rates and no Stamp Duty when you purchase. All homes are privately owned and owner occupied. There is a weekly licence fee to occupy the land , which includes the use and maintenance of the Village facilities ( heated swimming pool, and spa, bowling green, gym, library, a workshop, and landscaped grounds and barbeque area).

If you are eligible through Centre Link you will receive Rental Assistance as you do not own the land but lease it.  
Public transport is at the front gate, local shops are within walking distance, and Paradise Point, Runaway Bay and Harbour Town Shopping Centres are all a 10 minute drive away. Coombabah Lakelands Conservation Park for walking and biking and the tidal estuary for boating and fishing are a short walk away.

Such a great floor plan and nice and light and bright natural light entering this home - please phone me, Susan, on 0407 285852 and arrange for your own private inspection today. Be quick for this one!! A great BUY awaits astute Buyer!!! Photos coming soon.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$265,000

OPEN FOR INSPECTION:  
N/A



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