



# FOR SALE

## 148 LIVING GEM

No Stamp Duty! No Entry Fee! No Exit Fee! No Council Rates

What an Opportunity! Over 50's Village! Living Gem!

Homes in Living Gem over 50's village are well sought after, from time to time they come up for sale. Give me a call and I can arrange your very own private viewing. Be quick as this beauty will be snapped up. You only need to see from the photos how special this home is. This two bedroom home is one of the most spacious and arguably the best layout, with high raked ceilings in the combined living space, queen size bedrooms. A deck to enjoy your morning coffee or entertaining with summer BBQ with a tipple in hand.

\* Position Perfect! Two Bedroom Home. Sought After and in Pet Friendly Over 50's Resort

\* You can't get better than this, all the hard yards are done, this spacious home is ready for you to move in and enjoy.

\* Split System AIR- Living, both bedrooms and ceiling fans throughout.

\* OPEN PLAN LIVING AREA, large kitchen, walk in pantry and plenty of bench space.

\* BATHROOM with bath and shower

\* LAUNDRY - laundry has a door to the carport. Off the laundry is a separate toilet for guests!

\* CARPORT FOR ONE CAR, has an auto closing garage door.

\* Maintenance free with synthetic turf

\* HANDY TO -Transport in front of the Village, local Restaurants and Cafes. Coombabah Shopping Plaza - so very handy! Keen fisherman? That's near a short stroll to the esplanade.

Living Gem Over 50's Village and is pet friendly. There is a large swimming pool, Managers Office, Outdoor Bowling Green, and a popular Recreational Hall for residents to get together. Such a friendly atmosphere and affordable living. Site Fees are approximately \$191 per week. NO Entry or NO Exit Fees and NO Stamp Duty when you Purchase. NO Council Rates as you

2 BED | 1 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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