



SOLD

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NO COUNCIL RATES! AND A LARGE BACK
YARD! WOW!**

No Stamp Duty! No Entry Fee! No Exit Fee! No Council rates! and a large back yard! Wow!
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 three-bedroom home is one of the most spacious and arguably the best layout, combined living space, two queen size bedrooms and one single bedroom with its own shower.

- Position Perfect! Three Bedroom Home with a large back yard WOW! Sought After and Pet Friendly Over 50's Resort
- Bonus with two living spaces (open plan Kitchen, dining and lounge plus another lounge or formal dining, make your extra space what you want!)
- AIR-CONDITIONED open plan living area and Master bedroom,
- Large Kitchen with eye level oven, pantry plenty of bench space
- BATHROOM walk in shower, vanity, and a toilet, plus an extra shower and a separate toilet for guests.
- LAUNDRY - laundry has a door to the carport.
- CARPORT for two cars, auto garage door.
- BACK YARD IS LARGE If you are a gardener, then you may really enjoy recreating the outside area with your choice of plants - currently well present, put your own personal touches to your home, create entertainment area to your requirements all this comes with a garden shed. If you have a fur baby, they have their own personal backyard.
- HANDY TO - Café and Florist, Transport in front of the Village, and your local Coombabah Shopping Plaza just a short stroll up the road- 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 new swimming pool complex, 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 \$200.00 per week.

* There are NO Council Rates, NO Stamp Duty when you purchase as you are buying the home

3 BED | 2 BATH | 0 CAR

PRICE:
\$510,000

OPEN FOR INSPECTION:
N/A



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