



**SOLD**

## 74/70 LIVING GEMS

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 with in the combined living space, queen size bedrooms. A deck to enjoy your morning coffee

- \* Position Perfect! Two Bedroom Home. Sought After and in Pet Friendly Over 50's Resort
- \* Beautiful wooden floors
- \* Split System AIR- Living
- \* OPEN PLAN LIVING AREA, large kitchen, 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 TWO CAR
- \* 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 \$210 per week. NO Entry or NO Exit Fees and NO Stamp Duty when you Purchase. NO Council Rates as you are buying the home only and Leasing the land.

Plenty to get excited about!  
Viewing by appointment only. Call me today, make a time to inspect.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$460,000

OPEN FOR INSPECTION:  
N/A



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