

# FOR SALE

## A PREMIER LIFESTYLE AWAITS YOU AT GEMLIFE RAINBOW BEACH

GemLife Rainbow Beach is a luxury over 50's lifestyle resort set amongst lush tropical gardens, tailored for low-maintenance living in a welcoming community of like-minded individuals.

Your opportunity to enjoy a carefree lifestyle within a secure, gated retreat just minutes from stunning beaches and a myriad of modern conveniences, including a renowned healthcare centre, village shops, and alfresco eateries.

It won't take you long to feel at home in this stylish 3-bedroom haven designed for both entertaining and relaxation. Featuring a private main bedroom with its own modern ensuite, walk-in robe, and access onto an alfresco courtyard. It also has a guest suite with a walk-in robe, chic bathroom plus a study/or additional bedroom if preferred.

The spacious open plan kitchen, living, and dining area seamlessly flows onto a sun-soaked outdoor space, creating the perfect setting to unwind in privacy amongst greenery. High ceilings and picture windows enhance the sense of roominess and allow natural light to radiate throughout.

Superior craftsmanship and attention to detail finishes are evident with plush carpets, durable coastal timber plank flooring, sleek built-in storage, a walk-in linen closet, high-end appliances, and stone bench-tops. Ducted air conditioning and ceiling fans ensure comfort year-round.

Additional features include energy-efficient LED lighting, custom floor-to-ceiling drapes, plantation shutters, elegant over-island pendants, and a remote double garage with indoor access.

The resort amenities are truly exceptional, offering everything from an impressive clubhouse, bowling green, snooker tables and state-of-the-art movie theatre to a well-appointed gymnasium, library, golf simulator, 10-pin bowling, craft room and luxurious sauna and swimming pool. Additionally, you have the freedom to embrace a quiet lifestyle if desired, and your beloved pet is wholeheartedly welcomed.

At GemLife, there are no additional costs for moving in or out, and homeowners are not charged

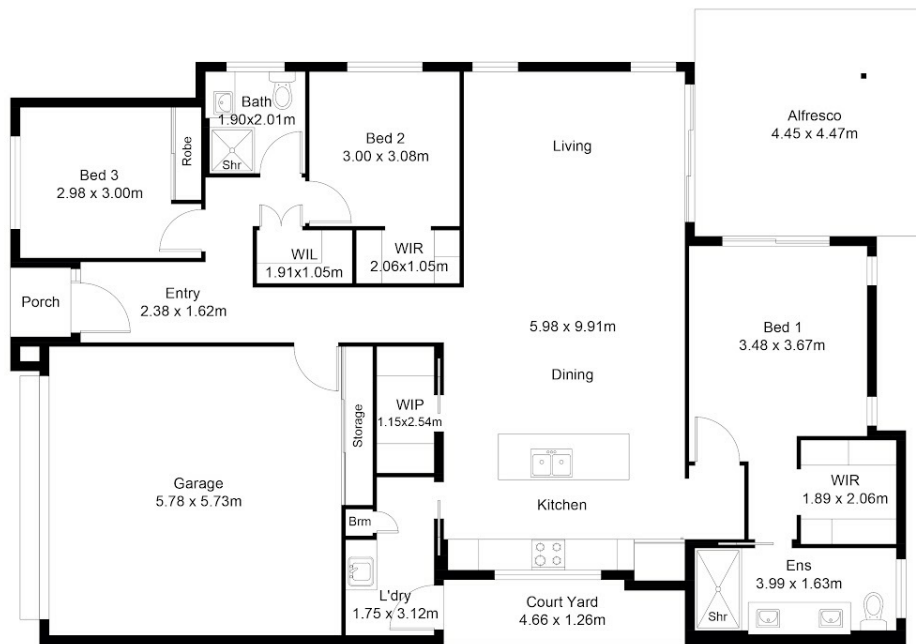
3 BED | 2 BATH | 2 CAR

PRICE:  
\$895,000 - \$925,000

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Floor Areas	
Court Yard	5.56 m <sup>2</sup>
Garage	37.74 m <sup>2</sup>
Alfresco	19.89 m <sup>2</sup>
Living	137.02 m <sup>2</sup>
Porch	1.66 m <sup>2</sup>
<b>Total</b>	<b>201.87 m<sup>2</sup></b>

92/18 Sunstone Grange, Lake Cathie

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.