



# FOR SALE

## " EMERALD GARDENS 50+ RESORT" - PRIVATE 2 BEDROOM HOME OVERLOOKING PARKLAND RESERVE!

Spacious throughout, starting from the front deck overlooking parkland bush reserve, this 2 bedroom home has an open plan lounge, dining and modern kitchen with new oven and cook top. There is a large bathroom, 2 toilets, separate laundry, auto garage, garden and shed. The 2 air conditioning units in living room and main bedroom provides comfortable living conditions all year round. Ceiling fans, built in wardrobes, new hot water system and crimsafe screens.

Excellent corner position, a very private and secure home and a Resort that does allow pets. Emerald Gardens is an active, friendly village in Coombabah.

There are no Entry or Exit Fees, no Council Rates, no Stamp Duty when you purchase. Low cost electricity.

Enjoy the great facilities: - heated salt water swimming pool and spa, bowling green, recreation room, lounge, bar, billiards room, library, gym and workshop. Van or boat storage and car washing bay.

Bus stop at entrance of Resort, on site shop, Shopping Centre and Doctor Surgery nearby. Close to Harbour Town Shopping Centre, Paradise Point Esplanade and Broadwater.

Priced at only \$275,000 - inspection a must! Phone Susan on 0407 285852 and arrange for your own private inspection.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$269,000

OPEN FOR INSPECTION:  
N/A



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