

**98/40 Riverbrooke Drive, Upper Coomera, Qld 4209**



**Retirement Living For Sale**

Wednesday, 12 June 2024

98/40 Riverbrooke Drive, Upper Coomera, Qld 4209

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type: Retirement  
Living**



Kaye Yelland

## Offers Above \$695,000

Villa 98 Palm Lake Over 50s Lifestyle Resort 40 Riverbrooke Drive Upper Coomera Your opportunity to move into an Over 50s Resort at a price to suit your budget. Downsize without compromise, leaving you money to do the things you love! This home is priced to sell and available immediately. First time to the market, this spacious light filled home is situated within the beautiful Palm Lake Resort on the banks of the Coomera River. An entertainer's delight, featuring light filled living & dining areas which flow seamlessly to the private sun drenched alfresco via glass sliding doors looking over your own private low maintenance garden. Enjoy indoor - outdoor living all year round. Nestled within the resort this home offers 2 bedrooms plus a study with features including reverse cycle air conditioning, ceiling fans, and a tandem garage with loads of storage. The sunny kitchen has a stainless dishwasher, gas cooktop, large pantry & breakfast bar. The home is low maintenance giving more time to enjoy the great lifestyle on offer. Enjoy the ambience of the Country Club and all the community activities on offer. Or simply lock up and travel knowing your home is safe. Caravan storage is also available. Featuring:

- Galley kitchen, gas cook top & stainless-steel dishwasher
- Large pantry and plenty of drawers
- Split system air conditioning in master bedroom & living areas
- Ceiling fans
- Solar 1.5kw
- Fly screens throughout
- Light filled spacious master bedroom
- Ensuite bathroom and double vanity
- Walk in Robe
- Guest bedroom with built in robe
- Guest bathroom
- Study
- Open plan living areas overlooking gardens
- Large outdoor entertaining deck
- Lock up tandem garage with internal access
- Internal laundry
- Extra storage
- Pet friendly

This home is priced to sell so call now to book your private inspection. Call Kaye on 0455 941 961 or Anne on 0414 920 090

This spacious 2 bedroom + study home is located within striking distance from the fabulous Country Club and all the activities on offer in this award-winning resort. The gated resort is maintained by friendly on-site managers, leaving residents to enjoy the ambience without the maintenance. Enjoy the cinema, bowls green, tennis court, BBQ, outdoor swimming pool, gymnasium, library and more, all overlooking the Coomera River. This resort is pet friendly with an abundance of walking tracks along the banks of the scenic Coomera River, a true feeling of tranquillity away from the hustle and bustle of city life. But most importantly close to all services and amenities.

- No exit or deferred management fees
- No rentals
- No stamp Duty
- No Council land rates
- Resort bus
- Caravan or motor home storage
- Pet friendly

Call now for more information and to book your private inspection Kaye 0455 941 961 or Anne 0414 920 090