

99/456 Nerang Broadbeach Road, Carrara, Qld 4211 **RayWhite**

## Retirement Living For Sale

Monday, 15 April 2024

99/456 Nerang Broadbeach Road, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Retirement Living**



Katrina Hughes  
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## Offers Over \$365,000

PLEASE CONTACT Katrina 0447 771 634 for a Private Inspection. If you're looking for a rare opportunity in the heart of the Gold Coast with perfect fusion of comfort and convenience, then look no further! Unit 99 is a freshly refurbished 2-bedroom gem, within a secure and peaceful over 50's residential community. This exclusive community offers the tranquillity and privacy you will enjoy. This resort offers a club with regular community events active participation in a vibrant social club complete with a Library, 3 inviting BBQ areas, and enjoy cooling off in the warmer months with the large swimming pool and spa facilities. If you enjoy sports or entertainment then look no further, 5 mins walk to the People First Stadium (Sun's Home Ground Stadium). This location of this wonderful property doesn't end there, a short stroll with only meters from the river, your new home is a gateway to pure relaxation. In the heart of the Gold Coast, you'll appreciate easy access to Surfers Paradise and Broadbeach, a short 15-minute drive away. You will love the close proximity to shopping centres, waterside walking tracks, sporting facilities, golf courses, hospitals, and the vibrant cafes and restaurants of Emerald Lakes. This truly is a location that delivers to everyone!

**Property Features:**

- Two generous bedrooms with built in robes
- One well-appointed bathroom with shared laundry
- Modernised kitchen with large bench top
- Ceiling fans throughout
- Split system air conditioning
- Spacious living area
- New Flooring in main living areas
- Undercover car space
- Garden Shed
- Water Tank
- Swimming Pool
- Club Room
- BBQ Facilities

Discover the appeal of this over 50's lifestyle village, governed by The Queensland Manufactured Homes Legislation. This lively over 50's lifestyle village has no council rates, no stamp duty and no entry or exit fees, this property really won't last long!

**DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.