

**196/85 Sheehans Lane, Gulmarrad, NSW, 2463**



**Retirement For Sale**

Friday, 25 October 2024

196/85 Sheehans Lane, Gulmarrad, NSW, 2463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Retirement**

## **Upgrade your lifestyle to the Asher at Gulmarrad Lifestyle Estate**

Welcome to the Asher, a stunning three-bedroom home that embodies modern living and contemporary style. This welcoming residence features three bedrooms, one of which includes an ensuite plus there is a family bathroom. Each bedroom is equipped with built-in robes, providing ample storage space. Step through the inviting entry hall into the open plan living, dining, and kitchen area, offering a seamless flow for entertaining and everyday living. The contemporary style kitchen boasts sleek finishes and modern appliances, while the spacious outdoor entertaining deck provides the perfect space for gatherings. With a laundry, and a double garage for two cars, the Asher combines practicality with elegance, offering a truly exceptional living experience.

Experience the ideal lifestyle at Gulmarrad Lifestyle Estate, an over 50s community nestled on the picturesque NSW North Coast, a mere 1.5 hours south of Byron Bay. Enjoy the tranquillity of pristine beaches and captivating landscapes that surround our community.

Nestled near the neighbouring towns of Brooms Head, Yamba, Angourie, and Grafton, our residents enjoy easy access to a wide range of attractions and activities. The town of Maclean is just a 5-minute drive away, where everything you need is at your fingertips.

Residents will enjoy the lifestyle facilities of this master planned community, including a covered swimming pool, resident clubhouse, bowling green, theatrette, gym, craft room, community garden, men's shed, caravan and campervan storage, kitchen, outdoor dining, and BBQ areas.

The 250 land lease sites and architect designed homes cater to everyone's preferences. Take advantage of the innovative land lease model, providing you with a brand new, low-maintenance modern home, with quality finishes, and without the hassle of stamp duty, council rates, and body corporate fees. Plus, you get to keep all capital gains.

For nature enthusiasts, our location is unbeatable, with the unspoiled beaches of Yamba, Angourie, and Brooms Head just a short drive away. The breathtaking Clarence River, just five minutes away, is perfect for fishing enthusiasts.

Experience the best of downsized living at Gulmarrad Lifestyle Estate.