

SOLD

SOLD BY AUDREY GOETZ

Sold with huge enquiries. More urgently needed.

Villa 6/470 PINE RIDGE ROAD, COOMBABAH

Over 60'S Low Set Villa with Security, Location and Privacy.

Sunny Ridge Gardens is a small Boutique Styled Village consisting of 37 single level Villas which caters for the over 60's with a range of on site and nearby activities.

Sunny Ridge Gardens is a Gated Community with onsite Resident Manager which provides both security and 24 Hour Emergency Response. Owned and operated by a private family company who maintain an active relationship with all residents offering safety, security and peace of mind for your family. The grounds and complex are immaculately presented and maintained.

The property:

This air conditioned immaculately presented low set freestanding Villa offers app 102m² of exclusive space to include bright and spacious open plan living and dining area, well appointed kitchen and an enclosed screened sunroom. There is nothing to do, just move in! Hurry will not last!

- . New quality carpets throughout.
- . Outdoor screened and enclosed sunroom.
- . New kitchen appliances.
- . Enclosed drying courtyard area.
- . Spacious master suit with built in robes and ensuite.
- . Good size second bedroom with access to second bathroom which includes the laundry with door access to the courtyard.
- . Single carport.
- . Built in safe
- . Brand new fans
- . Screened doors
- . Solar electricity
- . No stairs or steps and easy access to the Village facilities and amenities.

On site facilities include:

- . Unlimited access to the well appointed community centre which features:
 - . A fully equipped Kitchen and Outdoor BBQ
 - . Indoor and Outdoor Dining and Leisure Areas
 - . Games Room to include a full size pool table and Library

2 BED | 2 BATH | 1 CAR

PRICE:

\$255,000

OPEN FOR INSPECTION:

N/A

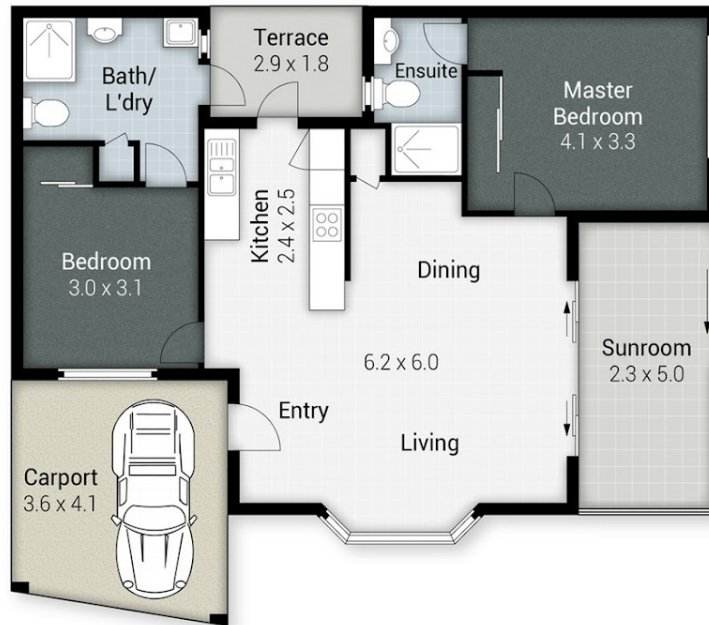


Audrey Goetz

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6/470 Pine Ridge Road, Coombabah
 Internal: 72m² | External: 30m² | Total: 102m²



Audrey Goetz
 PRESTIGE PROPERTIES
 IN ASSOCIATION WITH

@realty

Plans shown are only indicative of layout. Dimensions are approximate.

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.

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