



## FOR SALE

### AN OVER 50'S PARK WITH A BUSHLAND SETTING. SUCH A PEACEFUL PLACE TO LIVE! AND VERY AFFORDABLE.

This affordable home has been enjoyed by the past owner for over 5 years and it has an extra room / bedroom for the grandkids or friends to stay. The home has a long spacious living area and it is adjacent to the kitchen and dining area.

The kitchen has good cupboard space, timber cupboards and doors and a great stove and rangehood - quiet large for this small home - nice natural light to enjoy.

The main bedroom is roomy and does have a wardrobe but may need some maintenance and paint refreshing.

The bathroom is a good space and does include the laundry as well. Nice and white and accessible.

A front deck is always appreciated as you can enjoy a chat with the friendly neighbours who may be walking past for their afternoon or morning walk.

This home does have a carport and garden shed for storage.

Such an easy and affordable place to enjoy and to call home - shared with the local fauna such as kangaroos and koalas. Peaceful serenity is awaiting the new owner. Please phone me, Susan, on 0407 285852 and arrange for your own private inspection or else join an Open House that will be held on a Saturday or sometimes during the week.

This Home is within an Over 50's area of Manufactured Homes and so you purchase the home and lease the land. There are no Council Rates, No Stamp Duty when you purchase because you do not own the land. That is also why Banks do not lend on these properties so you must have cash to purchase. There are no Entrance or Exit Fees as it is not a Retirement Village but an Over 50's Affordable Living Lifestyle.

The Site Fees are approximately \$228.00 per week and this includes the water charges. The Office organises the electricity / power and so you just pay for any gas bottles, or gas supplied to the home and your phone or internet provider.

A simple quiet life positioned in a very convenient area to Harbour Town, University and University Hospital, Shopping Centres, Helensvale for rail and light rail transport and easy access to both airports. There is a bus stop right out front of this Complex. Could this be your new home?

2 BED | 1 BATH | 1 CAR

#### PRICE:

Price Reduced to Sell Now - Asking \$245,000

#### OPEN FOR INSPECTION:

N/A






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94A/570 Pine Ridge Rd  
Coomababah

-  2
-  1
-  1

Internal: 62 m<sup>2</sup>  
Covered External: 37 m<sup>2</sup>  
**Total Floor Area: 99 m<sup>2</sup>**

felt  
IMAGERY

This plan is for illustrative purposes only.  
Any information provided should not be relied upon solely.  
www.feltimagery.com.au



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.