

FOR SALE

HIGH ON THE HILL AND ENJOYING THE LOVELY NORTH EAST ASPECT. THE OWNERS WITHIN SETTLERS OVER 50'S VILLAGE ARE READY TO MOVE

What a great , well loved and light filled 2 bedroom plus Office Home within Settlers Village at 530 Pine Ridge Road Coombabah. The long balcony is like a long welcoming foyer into this home and it does enjoy the easterly morning sun.

The main bedroom is nicely positioned away from the living area and the sliding doors and window does allow plenty of natural light to enter the home. Imagine sitting out on the balcony to greet the start of the day. So relaxing and it is easy to spot the early morning walkers for a quick chat and catch up.

This home has an open floor plan for the kitchen and living and dining areas. The kitchen is well equipped and has more than adequate cupboard and bench space. It is a great space for the Chef of the family to create many yummy feasts for family and friends to enjoy.

This home is ready to move in and enjoy but some Buyers may enjoy planning some changes to make it "as they desire - the choice is yours.

When you purchase a home in Settlers Village you purchase the house only and lease the land for approximately \$212-40 per week. There are no Council Rates and no Stamp Duty to pay as there is no land component in your purchase. The water charges are included as part of the Site Fees and so all you need to pay for is your electricity (this is organised by the On Site Managers) and your internet and phone connection. If you are on a Pension CentreLink may pay you a Rental Assistance Rebate which does help reduce the weekly fees. This friendly Park has a tennis court, 2 swimming pools, and a Club House and Barbeque areas for residents to enjoy. The bus stop is just near the front Office and the buses run regularly to the various Shopping Centres, Gold Coast Hospital University and public hospital. This Park is located in such a handy location.

If you would like an inspection of this lovely home please me, Susan, on 0407 285852 and I will gladly arrange a time to suit your busy schedule.

2 BED | 1 BATH | 1 CAR

PRICE:
\$440,000

OPEN FOR INSPECTION:
N/A



Susan Crook
0407285852

susancrook@atrealty.com.au
www.atrealty.com.au