



# SOLD

## SUCH A PEACEFUL, BUSHLAND SETTING FOR THIS LOVELY 2 BEDROOM COTTAGE WITHIN COOMBABAH OVER 50'S RELOCATABLE PARK

Are you looking to down size and wanting a home in a central location to all amenities and Shopping Centres?

This modest 2 bedroom cottage could be just perfect! It does have a very calm and peaceful ambiance from the moment you step inside but does have a nice deck out the front for you to sit and enjoy the afternoon sun.

This owner is going to continue travelling and so is hoping for a Contract Offer on her lovely home by the beginning of August ( or sooner)

Both bedrooms have a built in wardrobe and the bathroom is positioned like an ensuite next to the main bedroom. The laundry is also within the bathroom.

There is a lovely size kitchen with adjoining dining area and the living area has 2 sections to it for either watching TV or for entertaining friends.

The floors are the modern timber look alike and are throughout the dining, and living areas. The bedrooms have carpet.

In this Park it is an especially popular choice of address due to its convenient location to a variety of suburban Shopping Centres and Precincts, a 15 minute drive to Helensvale light rail or the main rail link to Brisbane. The University and University Hospital are only about a 10 minute drive as is the beautiful Broadwater for nice walks and fishing and boating.

The residents who live here are so happy to just live quietly and enjoy their own lifestyle but have the reassurance of good neighbours nearby ( if you need assistance from time to time) and new Managers have arrived and are happily meeting all the residents.

This is a home within an Over 50's Park and so when you purchase you purchase the home only and Lease the land weekly from the On Site Managers at \$228-00 per week. There are no Council Rates or Stamp Duty to pay as you buy the home only. The water fees are included in the Site Fees. There are no Entry or Exit Fees as this is not a Retirement Village.

Why not phone me, Susan, on 0407 285852 and arrange for your own private inspection to see if this is your next home? I look forward to hearing from you . Perhaps you might prefer to visit during an Open House that will be held each Saturday - just check the website for times.

2 BED | 1 BATH | 2 CAR

PRICE:  
\$340,000

OPEN FOR INSPECTION:  
N/A






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116A/570 Pine Ridge Rd  
Coombah

-  2
-  1
-  1

Internal: 64 m<sup>2</sup>  
Covered External: 34 m<sup>2</sup>  
**Total Floor Area: 98 m<sup>2</sup>**



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.