



# SOLD

## AN AMAZING 2 BEDROOM HOME ON THE TOP OF THE HILL WITHIN SETTLERS OVER 50'S VILLAGE AND REQUIRES NOTHING TO BE SPENT

This home is impressive from the outside aspect right through to the private undercover entertainment area in front of the carport. An appealing 2 bedroom home with modern fixtures and fittings and color palette used throughout. There is nothing "not to like". This home is north facing and is positioned opposite the caravan and trailer storage area.

The front deck is weather protected by the discreet weather shades that can be changed dependent upon the weather direction. Enjoy a nice morning cup of tea whilst greeting the early morning walkers going by your front balcony.

The flooring throughout is easy care and modern plank like style in modern color that is easy to blend with many decors.

If you are the Chef of the family, this kitchen will not disappoint the most fastidious of Chefs as there is plenty of storage and bench space and the pantry is conveniently positioned. Enjoy the view whilst washing up. You can enjoy being part of the conversation whilst creating delectable tastes for friends and family. The dining area is convenient and more than adequate.

The Bathroom upgrade/ makeover has been done and has the single glass frame to save the dreary job of cleaning tiles. Such a spacious shower and in modern color scheme. There is a separate toilet.

Two generous size bedrooms, both with built in wardrobes and ceiling fans. Plenty of natural light from 2 windows in each bedroom.

There is a separate laundry and good storage cupboards.

Such an impressive home for you to inspect! Unfortunately for some, this is not a pet friendly park, but for others that is a blessing. There is a Recreational House for social gatherings and events, 2 swimming pools with entertainment bbq areas and a tennis court at the rear of the Park. So much on offer here for a relaxed, quiet and peaceful lifestyle. At present the Site Fees are approximately \$213-00 weekly but there may be a price rise by the end of the year .

When you purchase in an Over 50's Park you buy the home and Lease the land from the On Site Managers. The water is included as part of the Site Fee but you do need to pay for electricity ( arranged by the Park ) and if there is gas then you will need to pay for it and your internet and phone requirements. There is NBN in this Park but the owners of this lovely home

2 BED | 1 BATH | 1 CAR

PRICE:  
\$455,000

OPEN FOR INSPECTION:  
N/A



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67/530 Pine Ridge Rd  
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-  2
-  1
-  1

Internal: 65 m<sup>2</sup>  
Covered External: 39 m<sup>2</sup>  
Total Floor Area: 104 m<sup>2</sup>

felt  
IMAGERY

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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.