



SOLD

**FABULOUS FURNISHED 2 BEDROOM COTTAGE
LOCATED IN A QUIET BUSHLAND SETTING IN
AN OVER 50'S PARK IN COOMBABAH**

Such a tidy and well loved and maintained home in Coombabah Caravan and Relocatable Park at 570 Pine Ridge Road - next to the Coombabah High School.

This is one great opportunity for the astute Buyer who wants space, neutral color schemes. The living area has plenty of natural light from the 2 windows and the dining room and kitchen are immediately next to it and with a 2nd exit door leading to the outside carport and undercover area with garden shed.

Both bedrooms have built in wardrobes, ceiling fans and both are carpeted as is the living area. These rooms are also well ventilated and light and bright.

One of the best features of this cute home is the generous front balcony/ deck - enjoy chatting to the neighbors or visiting the best kept secret " general store" which lavished the park residents with fabulous choices of fish and chips, the famous hamburgers and milkshakes plus newspapers, milk, bread and some groceries - worth a visit!!

This Park has a good size swimming pool and 2 barbeque plates undercover with bench tables and bench seats for casual gatherings - for use by all residents. This Park is suitable for those people who enjoy the quiet bushland settings with local kangaroos and koalas who have "right of residence" too. People are very friendly and will enjoy a chat but do enjoy their own space and privacy. Enjoy the area and convenient location to Harbourtown, Runaway Bay Shopping Centres, Helensvale , Westfield Shopping Centre and near to the beautiful Broadwater as well as the Griffith University and University Hospital. There is new Management, Julie and David who are settling in well and looking forward to their new roles of On Site Managers. This is a gated community for Over 50's and all enjoy the bushland setting.

This is a Manufactured and Relocatable Homes Scheme and so there is special Legislation to protect the residents and their choice of Lifestyle.

When you purchase you buy the home only and Lease the land and so Banks do not lend on the purchase of these homes. because you do not purchase the land then there is no Stamp Duty to be paid and no Council Rates. There is no Entry or Exit fees as this is an Over 50's lifestyle not a Retirement Village. The water charges are included in the weekly fee of approximately \$228 . The electricity is organized for you and you will receive monthly bills (but with the recent subsidies many of the residents have not received an account for a while.

Does this sound "too good to be true" - be quick to inquire (please phone me, Susan, on 0407 285852

2 BED | 1 BATH | 1 CAR

PRICE:
\$322,000

OPEN FOR INSPECTION:
N/A



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-  2
-  1
-  1

Internal: 60 m²
Covered External: 26 m²
Total Floor Area: 86 m²



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.