



FOR SALE

THIS NEAT & TIDY 2 BEDROOM HOME IN "SETTLERS OVER 50'S VILLAGE" COOMBABAH IS READY FOR A QUICK SALE

Please Phone me, Susan, on 0407 285852 and make an appointment to inspect this affordable home at Settlers Village Over 50's Park. Unfortunately no Open Houses are allowed so please contact me, Susan, and arrange a time for your own private inspection.

This 2 bedroom home has been lovingly prepared and refurbished by the family who are hoping for a good result in a short period of time.

Special Features:

- * The home has been freshly painted throughout
- * The kitchen has been partly refurbished and is separate from the dining and living areas - a modern pull out pantry
- * Separate laundry
- * Bathroom with shower and toilet and also access to the rear garden and 2 x sheds
- * 2 Bedrooms - one with built in wardrobe and other with moveable wardrobe cupboard and both with ceiling fans
- * Neutral coloured carpet in bedrooms.
- * A separate entrance area into the home from the stair entrance
- * 1 Carport with room behind for off street parking
- * 2 Garden Sheds and clothesline out back.

When purchasing a home within an Over 50's Park you purchase the home only and lease the land. There are No Council Rates, No Stamp Duty to be paid, No Entrance or Exit Fees and the water charges are part of the Lease.

At Settlers Village this Owner was paying \$219-65 per week. The electricity charges are organised by the On Site Office.

This Park is located in such a convenient suburb and there is a bus stop out the front of the Park which commutes to Runaway Bay Shopping Centre, Harbourtown and you can also connect to buses that go to Helensvale. The beautiful Broadwater is a short drive away and there is easy access to the rail and light rail and Motorway to connect to both airports.

The Park does have 2 swimming pools with spas, barbeque areas, tennis court and a Clubhouse to meet the neighbours and fellow residents. This is a quiet and convenient Lifestyle choice on offer here, at 530 Pine Ridge Road, Coombabah.

2 BED | 1 BATH | 1 CAR

PRICE:
\$395,000

OPEN FOR INSPECTION:
N/A



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15/530 Pine Ridge Rd
Coomababah

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Internal: 65 m²
Covered External: 20 m²
Total Floor Area: 85 m²

felt
IMAGERY

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