



FOR SALE

YOUR OPPORTUNITY TO PURCHASE A WELL MAINTAINED AND WELL LOVED HOME WITHIN "SETTLERS OVER 50'S VILLAGE", COOMBABAH - A QUIET BUSHLAND SETTING

This stunning two-bedroom home sanctuary at 136/530 Pine Ridge Road offers the perfect blend of modern comfort and recreational opportunities in the Coombabah bushland locations. Nestled in a tranquil residential setting, this remarkable property features an impressive array of amenities that will transform your everyday living into a resort-style experience. Please phone me, Susan on 0407 285852 and make your appointment to view this lovely and very affordable home.

Step inside to discover a thoughtfully designed home with two comfortable bedrooms, each featuring built-in wardrobes for optimal storage. The single bathroom is complemented by an open plan lounge area, creating an ideal layout for comfortable living. Climate control is effortless with natural airflow throughout, including reverse cycle and split system unit for year-round comfort.

The true magic of this property lies in its extraordinary attention to maintenance and outdoor entertainment areas of its own plus the Recreation Facilities features of Settlers Village Park. Take a refreshing dip in either of the 2 in-ground swimming pools, perfect for Queensland's warm climate and endless entertaining opportunities. For the sports enthusiast, the shared park tennis court provides the ultimate convenience of having your own recreational facility right at home.

- Rear north facing deck and balcony and entertainment areas for outdoor dining and relaxation
- Dedicated Park entertainment areas around swimming pools and Recreation House/ ideal for hosting gatherings
- Practical shed for storage solutions
- Carport accommodation for one vehicle

The property's 95 square metres of thoughtfully planned living space ensures comfort without compromise. Modern conveniences includes NBN internet availability and quality built-in features throughout. The combination of heating and cooling systems ensures perfect

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Above \$439,000

OPEN FOR INSPECTION:

N/A



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136/530 Pine Ridge Rd
Coomababah

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Internal: 65m²
Covered External: 30m²
Total Floor Area: 95m²

felt
IMAGERY

This plan is for illustrative purposes only.
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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.