



FOR SALE

OVER 65'S LOW SET VILLA OFFERING SECURITY, LOCATION AND PRIVACY.

Villa 11/470 Pine Ridge Road, COOMBABAH

Meticulously maintained and immaculately presented by the current owners, this low-set brick and tile Villa offers privacy, space, security and loads of extras. Ideally positioned close to the front gate, bus stop and letterboxes, the home provides easy, level access with no hills or steps. Air-conditioned and bright throughout, the villa offers approximately 144m² of exclusive space, featuring a spacious air conditioned open plan modern kitchen, living and dining area, well-appointed kitchen and enclosed screened sunroom. Multiple living zones provide flexibility, including a large enclosed sunroom, and an optional air-conditioned garage/multi-purpose room — ideal as a hobby room, retreat, or additional living space. Located within a welcoming Over 60's community of owner occupied residents who enjoy access to a wide range of exclusive facilities and amenities designed for relaxed, easy living. There is nothing to do, simply move in and enjoy.

The property:

- * Ideally appointed modern kitchen with stone bench tops and loads of storage and new dishwasher
- * 144m² of exclusive space, freehold title
- * Air conditioned spacious open plan living area with ceiling fans
- * NBN internet connection & Foxtel ports installed
- * Enclosed, fully secured and tiled sunroom with access to the back courtyard
- * Enclosed private and spacious ideal drying courtyard with maintenance free flooring, under cover outdoor kitchen space area
- * Spacious air conditioned master suit with ceiling fan, built in robes and ensuite powder room
- * Good size second bedroom with ceiling fans & built in robes
- * Main bathroom with spacious shower
- * 2 toilets in the property
- * Garage/ Multi purpose room- air-conditioned, epoxy flooring, bespoke floor to ceiling cupboards with shelving, new remote access garage door, extra power points
- * Single carport
- * Separate laundry access from the kitchen
- * 2.2 Kilowatts Solar panels and inverter & Solar hot water system
- * Small pet accepted by Body Corp approval

2 BED | 1 BATH | 2 CAR

PRICE:

Offers over \$685,000

OPEN FOR INSPECTION:

N/A



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11/470 Pine Ridge Road, Coombabah

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internal: 107 m² | external: 37 m² | total: 144 m²

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Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

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