



# FOR SALE

**THE OWNER SAYS "IT IS TIME TO GO" AND SO THIS RENOVATED 2 BEDROOM HOME IS NOW ON THE MARKET - COULD THIS BE YOUR NEW HOME?**

This home is located within the Coombabah Pine Ridge Village Park at 570 Pine Ridge Road Coombabah - it is a 2 bedroom affordable home within a Manufactured Homes Area. This Park is primarily an Over 50's Park but House 44B is positioned in an area that has allowed people younger to be considered as Residents.

This home has a spacious new kitchen and a new bathroom. The house has been painted internally by the present Owner. Check out the lovely timber island benchtop and the huge modern gas stove and exhaust Rangehood. Plenty of cupboards for storage - ideal for the flourishing Chef, to cook up a feast for friends and family who visit.

The Master bedroom has a ceiling fan, is a very good sized room and has plenty of natural light and a built in wardrobe.

The Owner is using the 2nd bedroom as his computer room and exercise area but it is a very versatile room positioned off the main living area. There is a computer or craft nook within the living area for the "crafty" owner.

This home does have 3-4 steps to enter this home and into the welcoming undercover and enclosed weather protected deck - you can enjoy a BBQ at home or make use of the BBQ Area located within the Park and next to the inground pool.

A quiet bushland setting quiet private residents who enjoy living and enjoying plenty of Australian Flora and Fauna - lovely bush walks and due to visiting kangaroos and koalas it has a no pet rule upheld. Protection of your pets is paramount

The Park is next to the Coombabah High School and is not far from Harbour Town Shopping Precinct with plenty of Restaurants, a Movie Theatre and so much more. An easy drive, a quick bus trip or for those who enjoy walking you may decide to do your daily morning walk and have a morning "Cuppa".

This Park does have On Site Managers who have been adding some social gatherings for the residents. You can be as social or as private as you like - you will enjoy a quiet independent lifestyle with neighbours who will give you privacy or help if you require it.

This Park is ideal for those who want to live their life quietly and as they wish, without the pressure of Social Activities - the choice to interact remains with you.

Such an affordable home in a Bushland Setting and in a Manufactured Home Classification which

**2 BED | 1 BATH | 1 CAR**




**PRICE:**  
\$495,000

**OPEN FOR INSPECTION:**  
May 23 at 1:00pm - 1:30pm



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44/570 Pine Ridge Rd  
Coomabah

-  2
-  1
-  1

Internal: 53 m<sup>2</sup>  
Covered External: 26 m<sup>2</sup>  
Total Floor Area: 79 m<sup>2</sup>

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.