



FOR SALE

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

Villa 12/ 470 Pine Ridge Rd, Coombabah

Meticulously maintained and immaculately presented, this low-set, stand-alone brick and tile villa offers privacy, space, security and plenty of extras. Ideally positioned close to the front gate, bus stop and letterboxes, it provides easy, level access with no hills or steps.

Offering 149m² of exclusive internal space, the home features a spacious air-conditioned open-plan kitchen, living and dining area, plus an enclosed screened sunroom. Multiple living zones provide flexibility, with the garage offering the option of a versatile hobby room, retreat or additional living space.

Lovely side and rear courtyards surround the home, creating a peaceful setting for garden lovers. Set within a welcoming over-65s owner-occupied community, enjoy a relaxed, secure lifestyle with a range of exclusive facilities and amenities and great location with public bus at the front gate.

The property:

- * 149m² of internal exclusive space
- * Ideally appointed spacious kitchen with lots of storage and separate laundry space
- * Air conditioned spacious open plan living area with ceiling fans
- * Enclosed, fully secured and tiled sunroom with access to the side courtyard
- * Private under cover back sitting area off the back kitchen door with private access to the back courtyard + garden shed
- * Spacious 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
- * Separate laundry access from the kitchen
- * Solar panels
- * NBN internet connection & Foxtel ports installed
- * Small pet accepted by Body Corp approval
- * Roller shutters in bedrooms & living + external blinds

2 BED | 1 BATH | 2 CAR

PRICE:

Motivated Sellers! Make an Offer

OPEN FOR INSPECTION:

N/A



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Sunny Ridge Gardens

TYPE A-left



FLOOR AREA 149m²



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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 **Audrey Goetz**
PROPERTIES

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