

38B/570 Pine Ridge Road, Coombabah, Qld 4216



Sold House

Tuesday, 20 February 2024

38B/570 Pine Ridge Road, Coombabah, Qld 4216

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Susan Crook
0407285852

\$217,000

This is such a nice Affordable home on offer. Ideal size for one person as it has a stylish kitchen, a combined dining and lounge area and a bedroom with the bathroom positioned off the bedroom. There is a carport and shed attached to this property and an easy care garden. Enjoy a morning cup of tea on the East facing balcony and admire the flora and fauna prevalent throughout the Park. Most of the residents of the Park are aged over 50 years and enjoy the simplistic lifestyle on offer without the pressure of "joining in" recreational activities. There is a lovely swimming pool and 2 barbeques in the under cover, open area with tables and benches for relaxed weekend cooking if so desired. There is no recreation hall and most residents enjoy the individual lifestyle and walks that are available here. There are many nice kind residents who are your neighbours who prefer a quick chat and enjoy their own company and privacy. Ideal for most but not for all. The residents are delightfully friendly and enjoy living here amongst the bush but with access to most things within a 10 to 15 minute drive or an easy bus trip. It is in a fabulous location to many Shopping Centres, the University Hospital and Educational Facilities, transport, beautiful Broadwater. If you do not drive, there is a regular bus service to Runaway Bay and or Harbour town Shopping Precincts and transport Hub. The Park does enjoy kangaroos wandering around and lazing in the sun, there are koalas and birdlife therefore it is declared a non pet friendly Park to safe guard the natural fauna. When you purchase a home here you buy the house and lease the land - it is part of a Manufactured Homes Scheme/ Legislation and so you do not have Council Rates as you do not own the land and you also do not pay Stamp Duty for the same reason. There are no Entry or Exit Fees (it is not a Retirement Village) and if Centre Link deem you eligible, you may receive Rental Assistance Rebate which helps with the Site Fees. The Site Fees are approximately \$227.60 as of October 2023 and this Fee includes the water charges and so you just need to organise electricity through the On Site Managers at the Park - very affordable. You pay for gas if it is connected and your telephone and internet if you own them. The lawns are mowed for you and you are responsible for your small garden area. The On Site Office is manned by 2 lovely ladies who are friendly and ready to assist you in settling into this relaxed bushland setting. The Husband and Wife Team Managers have been there for many years and he organises the gardeners, security and ground staff - the ladies assist with the paperwork and are friendly and approachable and handle the Lease Paperwork. This is an affordable lifestyle Park providing peaceful tranquillity and easy access to most amenities needed. Owner is Very Motivated ! Please phone me, Susan, on 0407 285852 and arrange for your own private inspection or attend any of the regular Saturday Open Home Times - check the websites for times and days