

45/530 Pine Ridge Road, Coombabah, Qld 4216

 LJ Hooker Broadwater

Townhouse For Sale

Thursday, 26 October 2023

45/530 Pine Ridge Road, Coombabah, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Catherine Nutt
0755371311

\$429,000

2 bedroom, 1 bathroom, 2 car parking This is the perfect opportunity to enjoy a relaxing, idyllic lifestyle now on offer at Settler's Village Over 50's Community Living Coombabah. All the best is on offer for the residents here. Most importantly, you'll have the feeling that you are in a safe environment, surrounded by friendly neighbours, the onsite management close at hand and the bonus of the greenery of Coombabah Lakes Conservation Park as a back drop, attracting a myriad of birdlife. Live a quite peaceful life enjoying your own space or join in with the social activities regularly scheduled. Your family and friends are welcome to spend time with you enjoying the pool, BBQ area and tennis court. The home itself is a standout in the community. Well positioned with a north east aspect, and sitting pretty on the hill, where you catch all the passing breezes. Recently renovated, there is literally nothing more for you to do other than unpack and relax. Painted both inside and out, full comfort, timber look flooring, fresh kitchen and bathroom. Nothing has been overlooked with all that you need to make your life as easy and comfortable as possible including fans, air-conditioning and a dishwasher. Time spent with a cuppa sitting on the outside verandah, savouring the winter sun will be one of your favourite spots. If you love gardening, you can potter in the gardens surrounding the home as much or as little as you like if gardening is not your style. With ample storage space throughout each living area and an oversized storage shed in the garage, you'll find a place for all your prized belongings. Please note - dogs or cats won't be approved to live here. Onsite facilities include: * Friendly, helpful onsite manager * Security gates open between 6.30 - 4pm only * 2 swimming pools * BBQ area to entertain family and friends * Pool table * Kitchen facilities * Recreational meeting room * Bus stop directly at the front * Loads of visitor parking at the entrance to Settlers Cove * Courtesy bus from several local clubs including Sharks, Seagulls and Helensvale Bowls. To arrange an inspection, contact the listing agent Catherine Nutt on 0433 247 690. You'll be so glad you did! What does it cost to live at Settlers Cove? * Current Site fees to lease the land \$200.40 per week * Levies reviewed September each year * No council land rates * Water allowance for 102KL per annum for the residence * NBN available on request * Pay your own electricity use * New levies for 2023 - 2024 as of 3rd September \$212.45 * Rental assistance may be available. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.