

**90b/530 Pine Ridge Road, Coombabah, Qld 4216**



**House For Sale**

Saturday, 4 November 2023

90b/530 Pine Ridge Road, Coombabah, Qld 4216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jack Tickner  
0435192330

**\$379,000**

Welcome to 90b/530 Pine Ridge Road Coombabah! This endearing 2-bedroom, 1-bathroom home presents a perfect opportunity for those seeking to downsize and enjoy a stress free relaxed way of life. Situated in the peaceful and highly sought after Settlers Village, this property offers an enviable comfortable and convenient lifestyle. The home features a spacious living room, perfect for relaxing or entertaining guests. The dining room is adjacent to the living room and kitchen, providing a seamless flow between spaces. The kitchen is equipped with modern appliances and ample storage space. There are 2 generously sized bedrooms offering plenty of natural light and the master bedroom with ceiling fan. One of the rare properties in Settlers Village with a lock-up garage space provides secure parking for your vehicle, ensuring convenience and peace of mind. You will also find 2 sheds outside, perfect for storage, and a lovely front porch with sun shades and surrounded by a beautiful floral arrangement. Settlers Village is an exclusive Over 50's Manufactured Homes Park and offers affordable living for those 50 years of age and over. A rare opportunity to enjoy a peaceful lifestyle and enjoy some great friendly neighbours. Settlers Village is gated, has 2 swimming pools, a Club House and a Tennis Court. With the park, you simply purchase the home and lease the land. As a result, there are no council rates to pay, no stamp duty, no entry or exit Fees. The Fees are approximately \$210 per week and this includes the water charges (without excessive use\*). The electricity is organised by the onsite managers and they also organise for the maintenance of the lawn and gardens. This Park does not allow for pets to reside.\* Features:- 2 Bedrooms- 1 Bathroom- Separate powder room- Well appointed kitchen- Lockup garage- Site management- 2 swimming pools- BBQ facilities- Tennis court- Club house- Air conditioning - 2 garden sheds Please contact Jack 0435 192 330 at any time to discuss the property further or arrange an inspection today. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.