



14, 257 Pine Creek Way, Bonville, NSW



## Modern 2 Bedroom Home Under \$150,000

Surrounded by nature, this Over 55 Living Park is set on the edge of one of Coffs Harbour's premier suburbs, Bonville, and is retirement living at its best.

With Bonville Creek on one boundary and Bongil Bongil National Park to the east almost on your doorstep, all the picnics, walks and fishing you could ever desire are right there for you. This Over 55 Park is off the beaten track and tranquil and add to that one of Australia's most temperate, all year round climates, it is a lovely place to make your new home. It is only a 10 minute drive to Coffs Harbour with all the amenities a regional city has to offer, and if you don't drive, the local bus service goes right past your door.

This 2 year old 2 bedroom relocatable home, built by Prestige Cabins, has to be seen to be believed. Beautifully presented, this modern and stylish home, which is energy efficient, easy to clean with low maintenance and built to last, is great value for money.

From the long, wide verandah attached to the side of the house,

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Price	SOLD for \$145,000
Property ID	100095

### Sales Representative Details

Peter Stone  
0413111621  
peter@reod.com.au

you enter through double glass sliding doors into an open plan living space comprising living, dining and kitchen.

As you enter, the first thing which strikes you is the high, vaulted ceiling in the living space, adding to the feeling of space and light. The combination of the high ceiling, the soft dove grey colour on the walls, the louvred windows allowing for maximum light (not to mention great ventilation), makes this living space extremely desirable.

The living/dining area features louvred windows, industrial quality carpet which is easy care and long lasting, a reverse cycle air conditioning unit, a ceiling fan and vertical blinds, and all windows in the home are fitted with insect screens.

To the left is the sparkling and bright kitchen featuring ceramic floor tiles. It has a gas stove and oven (which is meticulously clean), fully tiled splashbacks with feature glass tile design, a generous corner pantry, a double sink and lots of cupboard space. There is also a kitchen bench which doubles as a breakfast bar.

Next to the kitchen is the 2nd bedroom which has a large double wardrobe, is also carpeted and again, a vaulted ceiling adding to the feeling of space.

Off the right of the living area is the good size master bedroom, carpeted in the same heavy duty carpet, a ceiling fan, vertical blinds, a generous full wall wardrobe and a full length mirror on the back of the door.

The ensuite is through a sliding door off the master bedroom and has a glass and aluminium frame shower, basin, toilet and louvred windows with a blind for privacy. The shower enclosure is tiled and the basin features a tiled splashback with a feature glass tile design. Off to the left is the laundry with a storage cupboard, shelving and plenty of room for a washing machine and dryer.

The verandah is a lovely spot for relaxing and features post and marine wire finish, sun blinds giving you that extra privacy and the decking is termite treated Pine. At the rear of the verandah is your own yard with a paved area, your own garden shed on a concrete slab for those extra things you need to store, a retractable washing line and room for a vegie or flower garden, and this is all enclosed by a Colorbond fence.

Down the side of the home is a 750ltr rainwater tank, plumbed into the downpipes and also plumbed into the park's own rainwater supply. On the other side are your gas bottles and on the front wall of the home there is a sensor light which lights the carport area for safety when you arrive home in the dark. There is also under home storage should you require extra space.

The park has a 'pet-free' policy and each home is individually powered, sewered and plumbed into the park's own water supply, and you have your own gas bottles for hot water and cooking. The weekly site rental is \$100 and other amenities of the park include a swimming pool and tennis court, and future plans will see the addition of a 'neighbourhood centre' and general improvements to the amenities.

The home is constructed from hardy and durable Weathertex, features a Colorbond pitched roof, and includes Prestige Cabin's specially designed "Super Gal" chassis with an epoxy rust protection coating, which minimises weight and allows for a higher ceiling and steeper roof pitch. The joists are full steel which add to the strength and durability of the home, and the frames are Termite Treated Pine. All architraves and skirtings are solid timber (not MDF).

Many people often have a preconceived idea that modular homes are 2nd class when compared to site built homes, but today this is, in fact, very far from the truth. With an easy living floor plan, a totally modern, neutral colour palette, and quality modular construction, this is an ideal, affordable retirement option.

And you are also across the road from the Bonville International Golf Club - even if golf is not your bag - coffee in the stunning club house is an experience not to be missed by you and your friends.

## Background on Waterside Gardens Caravan Park

This caravan park was sold recently and the current owners are working hard to change the park from a caravan park to an 'Over 55' living park, and over the past 3 years have built up this side of their business. As a result of engendering an 'over 55 family feel' in the park, many relocatable homes are now calling this park home.

Some of the benefits in which you would now share are the plumbing/water supply they have put in place to collect rainwater from each home, resulting in saving you not only precious water, but also precious dollars. This rainwater feeds back into 4 X 25,000 litre tanks located in the park which is then pumped back to each home. There is an outside tank for each home and this is also plumbed in to cater for rainwater overflow, as well as being available for use on your garden or lawn.

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Near new - 2 years old  
Sublime location  
Quality construction  
Treated pine frames  
Super Gal chassis with rust protection  
Concrete footings  
Fully insulated  
R/C Air conditioning unit  
Colorbond roof  
Louvre windows  
Solid timber architraves and skirtings  
Fully tiled kitchen splash back  
Easy living floorplan  
Private rear yard  
Garden Shed  
Rainwater to house and garden  
Over 55 friendly park  
Pet-free policy  
Use of swimming pool and tennis court  
Close to Bongil Bongil National Park  
Bonville Creek on boundary  
20.75m X 9.75m site approx.

whether or not this information is in fact accurate.