



7/257 Pine Creek Way, Bonville, NSW



Retire On Acreage with Low Maintenance

Ideally located on the edge of one of Coffs Harbour's premiere suburbs, Bonville, this Over 55 Retirement Living Park is quiet and peaceful with Bonville Creek on one boundary and the Bongil Bongil National Park nearby ... and it is also directly opposite one of Australia's most famous golf courses, Bonville International Golf Course, known for it's natural beauty, amongst other things.

With Bongil Bongil National Park to the east almost on your doorstep, all the picnics and walks you could ever desire are right there for you, and within easy proximity to 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. This Over 55 village is brimming with a tranquil and natural beauty surpassed by no other. Add to that one of Australia's most temperate, all year round climates, it is no wonder that residents living in Waterside Gardens have made it their home, and it is only a 10 minute drive to Coffs Harbour with all the amenities a regional city has to offer.

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Price SOLD for \$156,000
Property ID 100173

Sales Representative Details

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With an easy living floor plan, a totally modern, neutral colour palette, and quality modular construction, this is an ideal, affordable retirement option.

This near new, 3 year old, 2 bedroom modular home, constructed by Timberline Cabins, is a quality built, relocatable home.

Park the car in the undercover carport attached to the side of the house, up the steps onto a wide, timber deck finished with marine wire railings and fitted with 2 canvas awnings and 1 polythene awning, giving you an outdoor living/dining option for those warm summer evenings.

Through the double glass sliding door into the roomy open plan living, dining, kitchen area, featuring a vaulted ceiling, adding to the space and light. There is a large ceiling fan in the living/dining area, and the kitchen is well planned with a good size pantry and plenty of cupboards. There's a kitchen bench which doubles as a breakfast bar, tile splashbacks behind the gas stove and the sink, and the oven is gas also and has never been used.

The floor covering in this area is an extremely durable, easy care, warm, quality vinyl and this floor covering continues down the hallway.

From the living/dining area to the left is a hallway with a laundry on the right, which has a tiled floor, a laundry tub, plenty of room for washer/dryer and 3 large storage cupboards. Next to this is a separate toilet, and then a separate bathroom featuring a shower, heat lamp, basin, plenty of storage, tiled floor, and 2-way access from the hallway and the master bedroom.

On the left of the hallway is the 2nd bedroom which is carpeted and has a built-in robe, and at the end of the hall is the master bedroom with a double built-in wardrobe, ceiling fan and is also carpeted.

All windows in the home are fitted with insect screens and curtain rods and curtains, and there is an external awning over the kitchen window.

At the back of the home is a tidy, sunny yard enclosed in a Colorbond fence, with a paved area coming off the stairs, and you have a garden shed, collapsible washing line, a 1,500 litre roto-moulded polyethylene rainwater tank, and room for a small

garden, should you so desire. There is also additional under-house storage, and paved paths around the sides and front of the home.

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.

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.

Engineered to handle the stresses of travel and built to withstand lifting and movement, the construction features a Weathertex exterior, as well as engineer-designed, heavy duty steel bearers and floor joists, which not only gives the home a solid foundation, they, along with the extra strength, treated pine wall and roof frames used throughout, are immune to the effects of termites, white ants and other pests, guaranteeing a more sustainable and eco-friendly home, and adding extra security for you, the home owner.

Other construction features include thermal comfort Colorbond roofing and insulation batts, galvanised steel piers and concrete footing, and the verandas and internal skirting boards have been finished on-site, making for a perfect finish.

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.

Sublime location
Quality construction
Treated pine frames and walls
Galvanised steel piers + concrete footings
Fully insulated
Colorbond roof
Near new 3 years old
Easy living floorplan
Private rear yard
Undercover carport
Garden Shed
Rainwater to house and garden
Electronic smoke alarm
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.

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