



SITE 18, 369 Pine Creek Way, Bonville, NSW



A Perfect Retirement Option

This near new modular home, constructed by Timberline Cabins in May 2010, is a quality built, relocatable home. With an easy living floor plan, a totally modern, neutral colour palette, and modular construction, this is an affordable retirement option.

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.

The nearby National Park allows you all the picnics and walks you could ever desire, and if golf is your thing, then you are within easy proximity to the Bonville International Golf Club. And if golf is not your bag, then lunch or dinner in the stunning club house is an experience not to be missed by you and your friends. We haven't forgotten the fisherman or woman, with Bonville Creek brimming with all sorts of catch for dinner.

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Price	SOLD for \$170,000
Property ID	100154

Sales Representative Details

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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.

Quiet and privately situated at the back of the village, you park your car in the undercover carport attached to the house, and go up the steps onto a wide, L-shaped timber deck finished with marine wire railings and fitted with outdoor mesh blinds along the northern side, as well as an extra polythene awning at the back, 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, which features a vaulted ceiling, adding to the space and light. All flooring throughout is an extremely durable, easy care, warm, quality vinyl with a wood grain look (with the exception of the laundry, bathroom and toilet which are tiled), and the main living area features a top-of-the-line Fujitsu split cycle air conditioning unit, which is still under warranty. As well you have a gas heater connection fitted in the living room, and there is a large ceiling fan also in the living/dining area designed to keep you cool in summer.

The kitchen is well planned with a double sink, a good size pantry and plenty of cupboards. There's a kitchen bench which doubles as a breakfast bar, tile splashbacks behind the stove and the sink, and the Westinghouse stove has a gas hob and an electric thermal wave oven.

From the living/dining area to the left is a 2nd access door to the house off the deck, and to the right is a hallway with a laundry on the right, which has a tiled floor, a laundry tub, plenty of room for washer/dryer and a large storage cupboard. Next to this is a separate tiled toilet, and then a separate bathroom featuring a shower, basin, storage cupboard and tiled floor.

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

All windows in the home are fitted with insect screens and curtain rods and curtains, and there is an external retractable

awning over the lounge room window, which is near new and has a 10 year warranty.

At the back of the home is a tidy, sunny garden and views of Bonville Creek.

An undercover carport is at the front end of the deck and features a garden along the left hand side of the carport with lots of Australian natives, and off to the right is a Colorbond 9' X 8'6" lockable shed, sited on a 100mm concrete slab. There is also a collapsible washing line and a 3,000 litre roto-moulded polyethylene rainwater tank. The current owner has installed 2 extra outdoor power outlets, as well as a pump situated under the house which can serve up to 4 garden hoses.

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.

This home has been engineered to handle the stresses of travel and built to withstand lifting and movement. The construction features 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.

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Sublime location
Quality construction
Treated pine frames and walls
Galvines steel piers + concrete footings
Fully insulated
Large L-shaped deck measuring 6.4m X 3m & 4.9m X 3.3m
Colorbond roof
Near new 2.5 years old
Easy living floorplan
Private rear garden
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
21.3m X 9.14m site approx.

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