

1/46 Kangaroo Avenue, Coombabah, Qld 4216



Sold Duplex/Semi-detached

Friday, 11 August 2023

1/46 Kangaroo Avenue, Coombabah, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 98 m2

Type:

Duplex/Semi-detached

Contact agent

Boasting an ultra convenient location, experience modern living in this beautifully renovated duplex, nestled in a sought-after pocket of Coombabah. Quietly set just across the road from the picturesque Runaway Lake, this home offers tranquility and minimal maintenance all in one. Step inside and be captivated by the stylish interior boasting contemporary finishes and a thoughtful layout. The open-plan living area creates a seamless flow between the spacious lounge, dining, and kitchen areas, making it perfect for entertaining family and friends. Highlighted features of this property include:

- 2 bedrooms featuring ceiling fans and built-in wardrobes, with the master bedroom equipped with air-conditioning.
- Modern bathroom complete with a luxurious rain shower-head and a separate toilet.
- Air-conditioned living and dining areas, security screens.
- Sleek kitchen equipped with high-quality appliances, including a dishwasher.
- Expansive covered outdoor entertainment area.
- Spacious fenced backyard.
- Single lockup garage with internal access, and additional room for parking under the shade sail.
- Conveniently located near a bus stop, parks, and a short drive to Runaway Bay Shopping Centre and Harbour Town direct factory outlet.
- No Body Corporate, shared building insurance only.
- Land rates - \$1,800pa approx.
- Water Rates - \$1,200 approx.
- Rental Appraisal \$550 - \$580 per week.

With genuine motivation and realistic expectations, this home will be sold on or before auction day. For any questions or to arrange your private viewing, phone Matt Hill today. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.