

118/125 Hansford Road, Coombabah, QLD, 4216

Sold Villa

Friday, 14 April 2023

118/125 Hansford Road, Coombabah, QLD, 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Max Tonellato



Braden Lamb

First home buyers, downsizer, investors - This is the one for you

No stairs, low BC fees, a big backyard and its pet friendly! This fabulous entry level two-bedroom villa is the neatest starter package or perfect downsizer. You can't go past the facilities this lovely estate has to offer, let alone its position!

The tenants have moved out! So, the home is spotless, vacant and perfect for those seeking a new place to call home. Although original, the kitchen and bathrooms are well maintained and have aged very well. The yard is very spacious, offering potential to create a fabulous outdoor space for entertaining.

The estate has great facilities including a private boat ramp, pontoon, three swimming pools, tennis courts, secure gates, on-site managers and resident landscapers. The community is quiet, friendly, welcoming and very tidy, and all this is offered at a very affordable \$76/wk. Enjoy BBQ's, afternoon drinks & morning walks with the Coombabah River as your neighbour.

The Villa

- Original Condition
- Two Bedrooms with BIRs
- Open plan living & dining area
- Large galley style kitchen
- Single level – no stairs
- Secure fenced yard
- Air conditioning in main living
- Ceiling fans throughout
- Single lock up garage with internal access
- Space to park 2nd car

Prouds Landing Estate

- Pet friendly & gated estate
- On site managers
- Immaculately maintained gardens
- Three tropical shared pools
- Tennis Court
- Private boat ramp (for the estate)

The Location

- 15 min drive to M1 and Movie World, Wet'n'Wild ect
- Close to schools, transport and local shops
- Only moments to the Gold Coast Broadwater

Body Corporate \$76/wk.

Water Rates \$1,636 p.a

Council Rates \$2,248 p.a

Rental Appraisal \$500-\$530/wk

Disclaimer:

COVID-19 Disclaimer:

All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.

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* denotes approximate measurements.

Price Disclaimer: IF this property is being sold without a price, please note that a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only