

# 13/1 Manacor Place, Coombabah, Qld 4216



## Sold House

Thursday, 12 October 2023

13/1 Manacor Place, Coombabah, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 238 m2**

**Type: House**



Marc Layzell  
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**\$910,000**

Introducing "Laguna Residences" - Your Ideal Haven in Every Detail Laguna Residences is a small & private residential gated Community, with its own Private Lake for non motorised water sports, fishing, and feeding of swans, ducks, and fish. With their own park along the Lake, there is always somewhere to walk your dog & have a picnic. Laguna residents also have their own key access to the 10 km trails of conservation land where kangaroos, echidnas & koalas reside. Along with the Pool, Spar, BBQ & facilities. It is a hub for get togethers with other residents for Christmas Party, Australia Day, Easter, Mother's Day, etc. This repainted Home has the luxury of Plantation shutters, Screenaway blinds, and Veri Shades Outdoor blinds. Crimsafe, Wooden floorboards, Balcony from the main bedroom & open Lounge area overlooking a water view on both sides, coastal breezes. What's not to like! - Large 3 bedroom + Office area air conditioning & fans in each room. - Large 2.5 Bathroom's (new enduro shield treated Shower screens, new cupboards) - Large New Galley Kitchen with 21 drawers + cupboards & Pantry, Spring water Purifier, Built in Smeg Steam, Convection Microwave + Oven + Dishwasher. - 28 Solar Panels back to back, monitoring, 7 yrs left on Inverter. 22yrs warranty. PASSIVE INCOME. - Large Lounge room downstairs opens up to a professionally - Security alarm system - Landscaped garden, With Passionfruit, mint, fish pond + automated watering system in the garden. - DLUG with double wardrobe & space storage up above car area. - 4 x carspaces in front of DLUG, with 3 visitors parking alongside. - 2 minutes to Runaway Mall, 3 minutes to Harbour Town. 1 minute to local shops, Public transport, Torrevilla Vista Park. Location perfect! This remarkable property is the embodiment of elegance, functionality, and an enviable lifestyle. To truly appreciate all it has to offer, an inspection is a must. Don't let this opportunity slip away - call Marc Layzell on 0405 096 661 or Max Fitzgerald on 0467 629 888 to schedule your private viewing and transform this dream home into your reality! Act fast, as this one won't be available for long. Disclaimer: In preparing this information Phillis Real Estate has used its best endeavors to ensure that the information contained herein is true and accurate but accepts no responsibility and disclaims all liability in respect of any errors, omissions, inaccuracies, or mistakes. Please note some of these images contain virtual staging for purposes of displaying how the home could look with furniture styling for visualisation only.