

17/171 Coombabah Road, Runaway Bay, Qld 4216



Sold Townhouse

Wednesday, 14 February 2024

17/171 Coombabah Road, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Townhouse



Peter Turner

Contact agent

Located in a boutique residential townhouse complex positioned close to Harbour Town and within the northern Gold Coast growth corridor. This spacious single level townhouse with 3 bedrooms, 2 bathrooms and parking for 2 cars enjoys a good-sized garden and private aspect. Offering a well-designed layout with open plan kitchen and living/dining areas that lead out on to the fully fenced garden. This is an opportunity to purchase an exceptional investment property that has low outgoings with very strong future rental returns or a comfortable home in which to enjoy the Gold Coast lifestyle (this townhouse is currently tenanted). Principal features include:-

- Large master bedroom with ensuite bathroom and built in robe.
- 2 good sized further bedrooms (second bedroom with built in robe).
- Kitchen with ample bench top space and storage (includes all usual appliances).
- Tiled main bathroom/toilet.
- Open plan living/dining areas benefiting from direct access to the fully fenced private garden.
- Laundry area.
- Air-conditioning and ceiling fans.
- Single lockup garage with space for a second car on the driveway.
- Secure complex with intercom for entry.
- Well maintained gardens, pool, tennis court, gym and BBQ facilities.
- On-site management.
- Pet friendly.
- Close to Harbour Town Shopping Centre, public transport, schools (Coombah State High School , Biggera Waters State School etc) and parks.

Income:-

- Currently tenanted until 9/11/2024.
- A written rent appraisal from the manager at the complex is available upon request showing that similar townhouses can expect a current market rent of around \$630 per week.

Outgoings:-

- Very low body corporate fee of only around \$68.00 per week.
- Water rates around \$400.00 per quarter (water not individually metered).
- Council rates around \$500.00 per quarter.

This property will soon be sold so contact Peter Turner at Turner Mayes Real Estate on 0468 350 882 as soon as possible for further information and to arrange an inspection.

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