

18/4A-8 Hansford Road, Coombabah, Qld 4216



House For Sale

Thursday, 4 January 2024

18/4A-8 Hansford Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 154 m2

Type: House



Brad Wilson
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Ashleigh Melrose
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Auction

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Situated in a peaceful enclave surrounded by nature and wildlife, this residence offers a lifestyle of tranquillity. Perfect for first-time buyers, investors, or small families, this architecturally designed home caters to a variety of needs. The private townhouse on the upper level features three generously-sized, carpeted bedrooms, including a master suite with a walk-in robe and an elegant ensuite adorned with double vanities. The upstairs area provides ample storage, and the main bathroom boasts a designer bath and contemporary decor. The lower level includes a spacious living area with a separate study, a well-appointed laundry, and a convenient powder room. The modern kitchen is equipped with stone benchtops, top-tier Bosch appliances, and quality wooden flooring. Hansford Residences epitomize a secure and relaxed lifestyle within a fully gated community. With low body corporate fees, the property offers a well-maintained pool and BBQ area, embracing pet-friendly living. Additional features include a master bedroom with a stylish ensuite, double vanities, and a walk-in wardrobe, three remaining bedrooms with ceiling fans and robes, a separate modern bathroom, a compact study area on the lower level, a spacious main living area adjacent to the dining space, and a private courtyard with low-maintenance landscaping. Split-system air conditioning on both levels ensures comfort, while a separate laundry and powder room add convenience. Residents can enjoy exclusive access to a private courtyard with low-maintenance landscaping. The property also includes a resident-only pool complete with shared BBQ and seating areas. Located just minutes away from picturesque parklands and Gold Coast beaches, the townhouse is conveniently situated near shopping centres, schools, sporting complexes, public transport, highways, and walking trails. This property will be SOLD at our online auction event Wednesday 24th January via our online/phone bidding platform! Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad of Ashleigh today to book your inspection time.

Property Features:

- 3 generous sized bedrooms
- Master bedroom with private ensuite and walk in robe
- Ensuite has a double sink and vanity
- Contemporary style main bathroom with designer bath
- Separate study
- Powder room
- Stone benchtops
- High ceilings 2.6m
- Soft close cabinetry
- Split system air con on both levels
- Private courtyard
- Land Size: 154sqm
- Council rates biannually: Approx. \$900
- Water rates quarterly: Approx. \$400
- Single lockup garage
- Year built: 2019
- Body corp fees: \$70 per week
- Electric cooktop
- Rental Appraisal \$750-\$800 per week

Complex Facilities:

- Shared pool - Chlorine
- Shared BBQ and seating area
- Gated community

Why do families love living in Coombabah?

- 800m to Coombabah State School
- 2.3km to Paradise Point Parklands
- Close to Runaway Shopping Village
- Easy access to the M1
- 7km to Coombabah Lakelands Conservation Area
- Only moments away from the stunning Gold Coast Broadwater
- Close to attractions such as Movie World and Wet'n'Wild
- 3km to Paradise Boat ramp

Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.