

196/125 Hansford Road, Coombabah, Qld 4216



Sold Townhouse

Friday, 1 September 2023

196/125 Hansford Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse

\$521,500

Situated in a highly desired secure gated complex, this 3 bedroom townhouse will be sure to impress and is ready for you to move straight in! Surrounded by 15 hectares of lush landscaped tropical gardens, this magnificent complex is conveniently located in the heart of Coombabah. From your doorstep you can access one of the 3 oasis pools and BBQ areas in this complex or take a stroll along the riverfront walking track with an off leash area to exercise your pets. You also have easy access to the complex's own private jetty and boat ramp for the boating enthusiast or keen fisherman in the family. This property truly presents a unique opportunity for you to get into the market without breaking the bank, or to enhance your investment portfolio with opportunity to value add in future years. Whatever you're looking to achieve, it's a no brainer to add this one to the top of your shopping list. Property highlights include but not limited to:

- Three bedrooms with built-ins
- Main bathroom with bathtub and separate toilet
- Secure single lock up garage
- Generous L-Shaped grassed yard for the pets and kids to safely play
- One adjacent neighbouring wall
- Ceiling fans to bedrooms
- Compliant and upgraded electrical switchboard and smoke alarms
- Foxtel point installed
- Blue chip investment with 5.2% rental yield
- Rental appraisal: \$500 - \$550/week Prouds Landing Estate
- Pet friendly
- Gated complex with security patrols
- On-site managers
- Immaculately maintained gardens
- Three tropical shared pools
- Three communal BBQ area's
- Tennis Court
- Private boat ramp
- Scenic river walk

Connectivity/Points of interest:

- Hansford Road bus stop (at complex entrance)
- The Esplanade Park - 700m
- Grassy Park - 500m
- Paradise Point Parklands - 3.7km
- Runaway Bay Sports Precinct - 3.9km
- Coombabah Plaza - 800m
- Runaway Bay Shopping Centre - 3.7
- Harbour Town Premium Outlets - 5.6km
- M1 Motorway - 10km
- Coombabah State School 1.6km

Financials:

Council rates: Approx. \$2,414.46 p.a
Water rates: Approx. \$1,483.96 p.a
Body corporate: Approx \$102.78 p.w
Sinking fund: \$433,428.22 as at 07/07/2023

Submit an enquiry to receive a copy of the Information Pack or contact Matt Hughes on 0421 724 330 or Craig McCallum on 0422 545 825 for further information.

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 purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.