

2/125 Hansford Road, Coombabah, Qld 4216



Unit For Sale

Tuesday, 23 January 2024

2/125 Hansford Road, Coombabah, Qld 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 201 m2

Type: Unit



Laurence Zaccaria

0400422807

Offers Over \$510,000.00

2/125 HANSFORD ROAD, COOMBABAH You will find this beautiful villa in the exclusive and gated waterfront pocket within Prouds Landing. Situated on the beautifully peaceful Coombabah River and only minutes away from Coombabah State School, Harbour Town and The Runaway Bay Shopping Centre this 2-bedroom villa will not last long. The facilities are fabulous and complement the lifestyle this secluded paradise offers with direct access to a private boat ramp and boating pontoon provided for exclusive use by residents. In addition, you can take advantage of the 3 pools and a tennis court within the complex. This villa offers air-conditioning in the living room, as well as ceiling fans throughout. This property is ideal for an investment or first home. The backyard is very roomy with plenty of room for your furry friend. 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 \$85/wk (approx). Enjoy BBQ's, afternoon drinks and morning walks with the Coombabah River as your neighbour. The Villa- Two bedrooms- Open plan living and dining area- Large kitchen- Single level - no stairs- Large secure fenced yard- Air conditioning in main bedroom- Ceiling fans throughout- Single lock up garage with internal access- Driveway to park a 2nd car Prouds Landing Estate- Pet friendly & gated estate- Great 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 Council Rates : Approx \$2,248 p.a Water Rates: Approx \$1,636 pa Rental Appraisal: \$600-\$650/wk (Listing ID: 21126315)