

220/125 Hansford Road, Coombabah, QLD, 4216

Sold Townhouse

Friday, 14 April 2023

220/125 Hansford Road, Coombabah, QLD, 4216

Bedrooms: 3

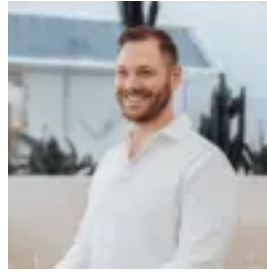
Bathrooms: 2

Parkings: 1

Type: Townhouse



Braden Lamb



Max Tonellato

MOVING INTERSTATE - SELL IT!

Auction Location: On Site - 220/125 Hansford Road, Coombabah

"We've already moved and we need the place sold ASAP!!" There's no question of motivation when our sellers have already packed up and hopped the border. Our instructions are as clear as the sparkling waters of the Coombabah Creek, only meters from the back door, GET US OFFERS!

Uninterrupted waterfront views are rarely found in this pricepoint and location. Complimented by a large mod-wood deck, the home truly captures ones heart when greeted by the this stunning outlook. This amazing location is honestly one of Coombabahs BEST kept secrets. Deep water mooring, a private use boat ramp, a residents only pontoon & the most tranquil setting will honestly put this one at the top of anyone's list...

Nestled at the rear of Prouds Landing gated estate, in the esteemed water-front nook of the complex, this quirky townhouse has undergone a total facelift. The huge new mod-wood deck, new ceiling fans & security screens have made this an absolute treat to present to market & make it so easy to move straight in! Enjoy BBQ's, afternoon drinks & morning walks with the River as your neighbor.

The northern GC is abundant with watersports & wildlife, surrounded by canals and neighboring the stunning Broadwater aqua-playground. Easy access to the M1 through Hope Island & moments to Harbortown, Runaway Bay shopping center & more!

- Stunning uninterrupted water views
- Deep water mooring off-shore
- Private complex boat ramp & pontoon
- A/C & ceiling fans throughout
- Large master-suite with ensuite & WIR
- Unique architecture
- Secure backyard & PET FRIENDLY estate
- Gated estate with on-site manager
- Tropical pool area
- Mud crabs aplenty!!

The Villa

- 3 Bedrooms with BIRs
- Master bedroom with ensuite & balcony
- Open plan living & dining area
- Secure fenced yard
- Sheltered large no-maintenance deck area
- Air conditioning in main living
- Ceiling fan in master
- Single lock up garage with internal access
- Space to park 2nd car
- Security screens
- 5.18kW Solar system

Prouds Landing Estate

- Pet friendly & gated estate
- On site managers
- Immaculately maintained gardens
- Three tropical shared pools

- Tennis Court

- Private boat ramp (for the estate)

The Location

- 5 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 : \$2,248 p.a

Water Rates: \$1,636 pa

Body Corporate: \$76/wk

Rental Appraisal: \$725-\$775/wk

Disclaimer:

COVID-19 Disclaimer:

All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.

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* denotes approximate measurements.

Price Disclaimer: IF this property is being sold without a price, please note that a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only