

# 251/125 Hansford Rd, Coombabah, QLD, 4216

## Sold Villa

Friday, 14 April 2023

251/125 Hansford Rd, Coombabah, QLD, 4216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Max Tonellato



Braden Lamb

## OPEN HOME CANCELLED

Come and inspect this rare 3 bedroom low-set villa inside the renowned Prouds Landing estate. This is perfect for retirees, first home buyers, small families & the astute investor. The villa present itself with the original kitchen and bathrooms that are well maintained and aged very well. Vinyl flooring in the living and carpet in the bedroom, updated fans and A/C in the lounge, no stairs and a very low body corporate considering the amenities this lovely estate has to offer!

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 \$76/wk. Enjoy BBQ's, afternoon drinks & morning walks with the Coombabah River as your neighbour.

### The Villa

- Timber looking flooring
- Three Bedrooms with BIRs
- Open plan living & dining area
- Single level – no stairs
- Secure fenced yard
- Air conditioning in main living
- Ceiling fans throughout
- Single lock up garage with internal access
- Space to park 2nd car

### 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

- 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

Body Corporate \$76/wk

Rental Appraisal \$530 - \$560/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.

Advertising 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.

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