


27/402 Pine Ridge Road, Coombabah, Qld 4216

 **LJ Hooker Broadwater**

Sold Villa

Friday, 15 September 2023

27/402 Pine Ridge Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Villa



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\$685,000

UNDER CONTRACT What a treat! Outstanding one level villa renovated to absolute perfection by its long-term owners with meticulous attention to detail that makes this home a true and rare gem. Nestled in a very well looked after, private and secure complex, away from the noise yet in an extremely central location, close to everything! From the moment you drive through the security gates you will admire the easy relaxed living with plenty of visitors' carparks, well cared gardens and common facilities including tennis court, a resort style pool, BBQ facilities and more. Villa 27 is located at the back of the complex in an elevated corner block allowing the welcoming breezes and sun to filter throughout the home. An exclusive use of the ample front yard and long driveway provides the opportunity for two extra car spaces and the perfect welcoming home feel. Step inside and you are immediately impressed by the warmth of the timber floors, the bright spaces of the combined living/dining and the fresh all white modern Hampton's style kitchen with a view to the splendid North facing private backyard. Carefully designed for easy maintenance yet a delightful and magical place to relax in the calm surroundings, with the chirping sounds of the birds, and even your own outdoor spa for those hot summer days or nights! Bathrooms have been designed for easy living with extra large walk-in shower, floor to ceiling porcelain tiles to name some features. A full laundry room as kitchen extension has direct access to backyard and garage. The external of the home has also been cared for with tiled roof re-appointed and painted with solar panels to cover all electricity requirements. Features you will love: * Corner secure villa completely immaculate in and out * 3 good sized bedrooms * Master with luxurious ensuite * 2 fully renovated bathrooms with high quality finishes * Delightful and modern white kitchen with a view including Induction cooktop, air fryer, matching double door fridge, convection oven, built in microwave & dishwasher * Separate laundry with direct access to patio and garage * 1 car garage with roller door and epoxy flooring with 2 extra cars in large driveway * Timber floors throughout and plush carpet in bedrooms * 2 split system air-conditioning units (living and master) * Ceiling fans throughout * New soft touch electrical switches * Newly reappointed and painted roof * Solar Panels - 3.14 kw * White venetian blinds throughout * Crim-safe security screens and doors * Tinted windows * Exquisite easy maintenance gardens * North facing fenced backyard * Covered Spa bath, composite timber decking, pergola * Outdoor blinds on all windows ... simply too many details to mention Facilities in complex: * Secured intercom gated community * Direct back access door to Reserve * Tennis Court * Recreational Pool * BBQ area The Numbers: * Body corporate - approx. \$83 per week * Council Rates - approx. \$2,097 per annum * Water Rates - approx. \$1,500 per annum * Rental appraisal: \$700-\$720 per week The Location: The private settings of this complex are exceptional as it sits away from the road backing onto a Reserve while provides the central location close to all amenities, public transport and Schools. Close by you will find the Runaway Bay Shopping Centre, Harbour Town Shopping Centre and just a 7 min drive to the renown Broadwater beach, Parks and Restaurants. This villa will not last... finding a property in such perfect and beautiful condition is very rare and special. Call Ana on 0439 343 432 for further information and book your inspection time. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.