

32/400 Pine Ridge Road, Coombabah, Qld 4216



Sold Villa

Friday, 1 March 2024

32/400 Pine Ridge Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Frank Gardner



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Contact agent

The property at Country Lane presents an enticing opportunity for prospective buyers. Situated within a beautifully established community complex, the appeal lies not only in the limited number of homes (just 43) but also in the added security of gated access. The resort-style living experience is complemented by a large inground swimming pool featuring shade sails, tropical landscaped gardens, and recreational amenities such as a full-size tennis court and fixed basketball station. This makes it an ideal choice for those who appreciate an active and leisurely lifestyle. The property's strategic location adds further value, being in proximity to local shops, cafes, Harbour Town Outlet Shopping, Reading Cinemas, public schools, Kinder Gardens, and a short drive to the Runaway Bay Shopping Village Precinct, Runaway Bay Sporting Complex, Westfield Helensvale Shopping town, and the railway station. The ambiance of the property is enhanced by spacious internal living areas, with timber laminate flooring and contemporary décor. Both ducted and split-system air-conditioning systems, along with ceiling fans, contribute to an environment of relaxation and comfort. The layout comprises of 3 bedrooms, 2 bathrooms, a modern kitchen featuring dark benchtops, cream cabinetry, and Bellini and Chef appliances. The convenience of a separate laundry, auto garaging, and additional parking space add practicality to the property. The private rear undercover area, partially pebble Crete finish and featuring artificial grass turf which provides a peaceful retreat within the surrounds. This property at Country Lane offers a blend of modern living, security, and recreational amenities, making it a compelling choice for those seeking a comfortable and vibrant lifestyle. Prospective buyers are encouraged to submit their offers for the owner's consideration. Features include:

- Manicured lawn, hedging and garden's
- Entrance tiled to huge spacious family living area with timber laminate flooring
- The living area, dining area both have ceiling fans
- Open plan kitchen fully floor tiled
- Dark bench tops complimented with cream cabinetry
- Dishwasher
- Stainless Sink with filtered water tap
- Bellini Ceramic cooking top and range hood
- Under bench and overhead cupboards
- Microwave nook!
- Chef electric oven
- Good size pantry
- Large fridge recess
- Abundance of power points throughout the home
- Separate Laundry with linen space and shelving
- 3 Bedrooms, Ceiling fans, robes, and fully ducted air-conditioning
- Master Bedroom with Ceiling fan and walk in robe
- Master bedroom also has an independent split system air-conditioner
- En-suite, vanity/sink mirrored cupboards, shower, toilet, towel rails
- Bedroom 2 with robe and ceiling fan
- Bedroom 3 with robe and ceiling fan
- The Main bathroom
- Corner shower, Vanity/mirror
- Bath tub, Towel rails
- Separate toilet
- Separate hallway corner cupboard with shelving
- Single auto garage with wall shelving + additional driveway parking space
- Visitor car parking within the complex
- All external areas are low maintenance gardens

Additional Information
Gated Security
Visitor car parking
Luscious grounds and tropical gardens
Abundance of LED lighting and power points
Ducted Air-Conditioning (6 outlets ducts)
Split system air-conditioner - master bedroom
Ceiling Fans
External Power points
Storage space
Auto garage with internal wall shelving
Comparative GCCC Rates and Water Rates
Low Body Corporate
Only 43 Homes in the community
Facilities/Amenities
Swimming pool with shade sails
Full size tennis court
Basketball fixed station
BBQ area!
Country Lane gardens
Area Profile
Set in this much sought after location and just a short drive to Runaway Bay shopping village, medical centre, Runaway Bay Tavern, Boutique shopping and the Runaway Bay sporting complex. There is a Kindy Garden nearby and Coombabah High school. A short drive to Southport CBD, Griffith University, and the Gold Coast University Hospital. Good public transport running to all major centres and Surfers Paradise. For outlet shopping Harbour Town is nearby. Great Family lifestyle, living, location and with easy access to the Pacific Motorway North to Brisbane Airport or South to Coolangatta Airport. A short drive to all the Major theme parks including Sea world, Wet and wild water world Australian outback, Movie world and Dreamworld. Easy access to Surfers Paradise, Northern beaches, or Hinterland Mountains.

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