

37/402 Pine Ridge Road, Coombabah, Qld 4216

Sold Townhouse

Tuesday, 28 November 2023



37/402 Pine Ridge Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 120 m2

Type: Townhouse



Yulia Far
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Nash Hove
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\$660,000

Looking for a light and bright, open plan duplex home offering a private courtyard? Searching for a relaxed lifestyle in a secure, gated community that is close to everything you could possibly require? Nestled at the end of a quiet lane, this spacious duplex is perfect for either home ownership or investment. It is conveniently located within a secluded green pocket close to Runaway Bay and is less than 10 minutes drive away from the beautiful Broadwater, major shopping outlets, hospitals and Griffith University. Tucked away within a well-maintained, secure complex, this residence offers a unique blend of privacy and convenience, promising an enviable lifestyle. Freshly repainted, with new carpets, ceiling fans and fittings, it presents in immaculate condition. In addition, you will have access to impressive onsite facilities, including a sparkling resort style pool, spa, BBQ facilities and a full-sized tennis court. Your visitors will be impressed by your immediate access to a nature reserve at your back boundary! Great for afternoon walks in the GC sunshine. This beautifully cared for townhouse offers large living spaces and private entertaining areas. Plenty of room for the whole family to enjoy, plus the bonus of ample visitor parking for your guests. On the ground floor: * a neat kitchen boasting a large pantry, overlooking a private back yard * an open plan living and dining space with a seamless flow to the outside entertainment area * side patio area for year-round entertaining * dual access from living areas to the fully fenced backyard * single automatic garage with drive way parking for an extra vehicle * separate laundry with ample space for large appliances * downstairs toilet * freshly painted throughout. Upstairs: * air conditioned, spacious master bedroom with built-in wardrobe of generous size * two way bathroom, providing ensuite access to master bedroom * two additional spacious bedrooms, equipped with generous double built-in robes and remote controlled ceiling fans * brand new carpet throughout * freshly painted. Flametree Glen is a stunning estate that boasts an array of first-class inclusions and amenities: * secure intercom gated community * direct access to nature reserve at back of complex * tennis court * recreational area with sparkling pool * BBQ area * well maintained, tropical gardens. Walking distance to a variety of local amenities :- Sports Super Centre- Cycling and walking tracks- Runaway Bay Shopping Village & Harbour Town Premium Outlet Shopping- Runaway Bay Leagues Club, cricket, soccer and netball clubs- GC Library, schools, daycare centres, quality restaurants. A short drive to the Gold Coast University Hospital, Griffith University, Gold Coast beaches and easy access to the M1 motorway to Brisbane/Coolangatta- 1.7km (4min drive) to Runaway Bay Shopping Centre and amenities- 2km (4 min drive) to Harbour Town Premium Outlet Shopping Centre- 2.8km (6 min drive) to the Broadwater and Parks- 6km (10min drive) to Griffith University and Gold Coast Hospitals * All driving times approx * Body Corporate - approx. \$81.00 per week * Council Rates - approx. \$44.00 per week * Water Rates - approx. \$30.00 per week * Rental Appraisal: \$700-\$720 per week. Perfect for the first home buyer, investor, downsizer or retiree. Book your inspection today, this property will not last long! Call Yulia today