

45/171 Coombabah Road, Runaway Bay, Qld 4216



Townhouse For Sale

Sunday, 5 May 2024

45/171 Coombabah Road, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Townhouse



Peter Turner

Offers Over \$590,000

Located in a boutique residential complex close to Harbour Town and the Broadwater swimming lagoon at Labrador with its pelicans and the iconic Charis Seafood Restaurant. All this and still within the northern Gold Coast growth corridor. This spacious single level townhouse has 3 good sized bedrooms, 2 bathrooms, parking for 2 cars and a fully fenced private garden. This is an exceptional buying opportunity especially as the property was recently renovated (new air-conditioning, new floor tiling throughout and interior walls painted) and has low outgoings. Whether you are seeking an investment with good rental returns and future capital gains or a comfortable home in which to enjoy the Gold Coast lifestyle, this townhouse must be viewed. For investors, please note this property was purchased by the Seller as an investment over 20 years ago. We understand that throughout that time it has been continually leased and easily attracts good long-term tenants. It is currently tenanted until 2/2/2025. Principal features include:-- Large master bedroom with ensuite bathroom and built in robe.- 2 good sized further bedrooms (second bedroom with built in robe).- Kitchen with ample bench top space and storage (includes all usual appliances).- Spacious open plan living/dining area benefiting from doors leading to garden.- Laundry area.- Recently installed air-conditioning, recently laid floor tiling throughout and all interior walls recently painted. - Ceiling fans.- Spacious and private fully fenced garden backing on to nature reserve.- Single lockup garage with space for a second car on the driveway.- Fully secure complex with intercom for entry.- Complex facilities include swimming pool, gardens, tennis court, gym and BBQ (all are well maintained by the Body Corporate).- On-site management.- Pet friendly.- Close to Harbour Town Shopping Centre, Broadwater swimming lagoon at Labrador, Charis Seafood Restaurant, public transport, schools (Coombah State High School, Biggera Waters State School etc), parks and with easy access to the M1 Motorway to Brisbane. Income:-- Currently tenanted until 2/2/2025.- This townhouse represents an excellent investment opportunity and should not be missed. An independent written rent appraisal is available upon request showing that similar townhouses in this boutique complex are achieving weekly rents of around \$650.00. Outgoings:-- Very low body corporate fee of only around \$68.00 per week.- Water rates of around \$400.00 per quarter (water not individually metered).- Council rates of around \$500.00 per quarter. This property will soon be sold so please contact Peter Turner at Turner Mayes Real Estate on 0468 350 882 as soon as possible for further information and to arrange an inspection. Disclaimer: Turner Mayes Real Estate and the listing agent have made every reasonable effort to ensure the accuracy of all information contained above and which is provided only for the convenience of interested parties and should not be relied upon for any purposes. Neither Turner Mayes Real Estate nor the listing agent warrants or guarantees the said information's accuracy or completeness and all parties interested in the listed property are recommended to undertake their own enquiries (including seeking appropriate legal advice) regarding the listed property. Turner Mayes Real Estate and the listing agent will not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, arising out of or in any way connected with the said information.