

48/125 Hansford Road, Coombabah, QLD, 4216

Sold Villa

Friday, 14 April 2023

48/125 Hansford Road, Coombabah, QLD, 4216

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Braden Lamb

THE PERFECT INVESTMENT

Another fabulous entry level two-bedroom single level abode presents the most fantastic opportunity for those looking to enter the market or downsize from a large home. These low maintenance, spacious, pet friendly villas are tucked in the Prouds Landing estate and never last long!

This property has been extremely well kept, with the most beautiful tenants in place. The home offers air-con in the dining room, adjacent to the main living, as well as a ceiling fan in the master. Although original, the kitchen and bathrooms are very well maintained and ideal for an investment or first home. The yard is very spacious, with a large covered & paved entertaining area.

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 \$74/wk. Enjoy BBQ's, afternoon drinks & morning walks with the Coombabah River as your neighbour.

The Villa

- ❑Original Condition
- ❑Two Bedrooms with BIRs
- ❑Open plan living & dining area
- ❑Large galley style kitchen
- ❑Single level – no stairs
- ❑Secure fenced yard
- ❑Covered & paved patio area
- ❑Air conditioning in main living
- ❑Ceiling fan in master
- ❑Single lock up garage with internal access
- ❑Space to park 2nd car
- ❑Security screens

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

- ❑5 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

Council Rates : \$2,248 p.a

Water Rates: \$1,636 pa

Rental Appraisal: \$450-\$470/wk

Rented for \$415/wk to Aug 2023

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.

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* 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