

57/171 Coombabah Road, Runaway Bay, Qld 4216



Townhouse For Sale

Wednesday, 25 October 2023

57/171 Coombabah Road, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 90 m2

Type: Townhouse



Peter Turner

Offers Over \$565,000

Located at Harbour Landing, a highly sought after and tightly held boutique residential complex of only 69 townhouses positioned within the growth corridor of the northern Gold Coast. This spacious single level townhouse with 3 bedrooms, 2 bathrooms and parking for 2 cars enjoys a private aspect with the benefit of a good-sized private garden. Offering a well-designed layout with open plan kitchen and living/dining areas that flow seamlessly out on to the spacious fully fenced garden which is great for entertaining. Whether you want an exceptional property investment with strong returns (other townhouses in the complex now rent for \$650 per week) or a comfortable home in which to enjoy the Gold Coast lifestyle, this low maintenance property in a secure complex needs to be inspected as soon as possible. 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).
- Tiled main bathroom/toilet.
- Open plan living/dining areas benefiting from direct access to the fully fenced private garden.
- Laundry area.
- Air-conditioning and ceiling fans.
- Single lockup garage with space for a second car on the driveway.
- Secure complex with intercom for entry.
- Well maintained gardens, pool, tennis court, gym and BBQ facilities.
- On-site management.
- Pet friendly.
- Close to Harbour Town Shopping Centre, public transport, schools (Coombah State High School and Biggera Waters State School) and parks.

Income:-

- Currently tenanted on a periodic lease. Recently leased townhouses in the complex now renting for \$650 per week (a written rent appraisal is available upon request).

Outgoings:-

- Very low body corporate fee of only approximately \$68.00 per week.
- Water rates approximately \$400.00 per quarter.
- Council rates approximately \$500.00 per quarter.

Contact Peter Turner at Turner Mayes Real Estate on 0468 350 882 as soon as possible for further information or to arrange an inspection. This property will soon be sold. 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.