

8/1 Manacor Place, Coombabah, Qld 4216



Villa For Sale

Thursday, 18 April 2024

8/1 Manacor Place, Coombabah, Qld 4216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: Villa



Jodie Bell
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Brad Scott
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Motivated Seller will "Meet the Market!"

FINAL OFFER STAGE - Selling Tue May 7, 2024 at 6:00PM (QLD TIME) online at www.openn.com.au This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below **: <https://youtu.be/E6GSBfhub80> To take an Online 3D Tour of this property, please click on the link below **: <https://my.matterport.com/show/?m=JbCPxP3uVPJ> To watch a video on how to place a conditional or unconditional offer on this property 24/7, simply click below to watch the video **: https://youtu.be/pJ1Pg8lfqKg?si=VLoNHx_Zdl_znFXo To make an offer or observe other offers already made on this property to date, please click on the link below **: <https://anz.openn.com/app/p/coffftpmk517suls21m0> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Jodie Bell team is proud to welcome you to 8/1 Manacor Place, COOMBABAH QLD 4216. Nestled within the exclusive 'Laguna Residences' this property is ideal for those who are looking for quality, security and lifestyle. Located at the Northern end of the Gold Coast which is world-renowned for its 42 kilometres of pristine patrolled beaches, all the modern conveniences are very close by with shopping, dining, and entertainment precincts just minutes away. This luxury waterfront villa has been tastefully renovated through spacious open plan living that seamlessly moves from indoors to outdoors with sun-drenched decks and sunset views over your own private lake - perfect for entertaining. Thoughtfully designed to maximise liveability, there's provision to install a lift, plenty of storage and plenty of parking with double lock-up garage plus enough space for two more vehicles off street, all within this secure gated estate that has recreation area including a sparkling swimming pool, spa and BBQ facilities. Features you'll love:- Four bedrooms, master with ensuite, spa & spacious WIR- Two bathrooms plus powder room- Stylish Blackbutt timber flooring downstairs with Bamboo upstairs- High ceilings up to 2.8m- Butlers' kitchen- New NEEF electric stovetop with remote heat control- New Bosch stainless steel oven- Franke double-bowl sink with Mondella high clearance mixer- Fisher & Paykel twin-drawer dishwasher- Soft close drawers in new galley kitchen- Caesar Stone benchtops- Zoned air conditioning throughout - Ceiling fans throughout - Vacuum system- Provision to install a lift- Remote control internal blinds - upper level - Outdoor BBQ- Two external heat strip hard-wired heaters- External remote-control sunshades- Lower deck storage for watercraft- 6Kw solar panels incl. upgraded Fronius Inverter- Bosch security system- Private courtyard- Remote control double lock up garage- Plus off street parking for two vehicles- Visitor parking nearby- Recreation area with pool, spa and BBQ- Pet friendly The Laguna Residences has its own private lake for fishing and water sports (non motorised) and you're able to feed the swans and ducks right off your own back deck. Coombabah Lakelands Nature Reserve is just a short stroll away with private access through your own resident's gate - see wildlife such as kangaroos and koalas while you enjoy the 10km of walking tracks and bike paths that make for a healthy lifestyle. The Gold Coast University Hospital and Health Precinct are a short drive as is M1 access to Brisbane and Southern Gold Coast corridors. One mins drive to local shops and cafes 2.6km to Runaway Bay Shopping Centre 3.1km to Harbourn town Shopping Centre 7.2km to Gold Coast University Hospital 8.1km km to Helensvale train station and G:Link light rail 9km to Pacific Motorway/M1 11km to Theme Parks PROPERTY INFORMATION Gold Coast City Council Rates: \$1,958* p.a. approx Gold Coast City Water Rates: \$1,732* p.a. approx Body Corp: \$126* per week Sinking Fund Balance: \$370,358.85 as at 10th of April 2024 Rental appraisal: \$1100 - \$1200 per week. Built: 2011 Villas in the Complex: 51* denotes approximations and/or measurements This amazing opportunity is priced to sell at a highly competitive value. Don't miss out on this rare find in a sought-after location. Contact us today to schedule a viewing and make this Gold Coast dream property your own! For further information please contact your Local Coombabah area Experts Jodie Bell 0428 615 073 or Brad Scott 0408 338 605. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.