

85/125 Hansford Road, Coombabah, Qld 4216



Villa For Sale

Saturday, 16 December 2023

85/125 Hansford Road, Coombabah, Qld 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 232 m2

Type: Villa



Laurence Zaccaria

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Offers Over \$550,000.00

85/125 HANSFORD ROAD, COOMBABAH You will find this beautiful villa in the exclusive and gated waterfront pocket within Prouds Landing. Situated on the beautifully peaceful Coombabah River and only minutes away from Coombabah State School, Harbour Town and The Runaway Bay Shopping Centre this 3-bedroom villa will not last long. The facilities are fabulous and complement the lifestyle this secluded paradise offers with direct access to a private boat ramp and boating pontoon provided for exclusive use by residents. In addition, you can take advantage of the 3 pools and a tennis court within the complex. This property has been extremely well kept, with amazing tenants in place. The villa offers air-conditioning in the main bedroom, as well as ceiling fans throughout. Beautifully renovated, the kitchen and bathrooms are very well maintained and ideal for an investment or first home. The backyard is very roomy, with a large pergola above a paved entertainment 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 \$85/wk (approx). Enjoy BBQ's, afternoon drinks and morning walks with the Coombabah River as your neighbour. The Villa- Three bedrooms- Open plan living and dining area- Large galley style kitchen- Single level - no stairs- Secure fenced yard- Covered and paved patio area- Air conditioning in main bedroom- Ceiling fans throughout - Single lock up garage with internal access- Driveway to park a 2nd car Prouds Landing Estate- Pet friendly & gated estate- Great on site managers- Immaculately maintained gardens- Three tropical shared pools- Tennis Court- Private boat ramp (for the estate) The Location- 15 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: \$600-\$650/wk Rented for \$450/wk to February 2024 (Listing ID: 21125069)