



2/10 Sanctuary Court, Coombabah

## SOLD by Mason Niari

Step Into Your Sunny & Stylish Coombabah Retreat

Welcome to this beautifully presented 2-bedroom, 1-bathroom duplex, offering a perfect blend of comfort, style, and convenience. Featuring a single lock-up garage plus driveway parking, this property is an ideal home for professionals, couples, or small families.

Step inside to discover a bright and tidy interior which is filled with natural light, creating a warm and inviting atmosphere.

Some of the quality features include:

- Two good-sized bedrooms, both with ceiling fans. The master suite boasts a walk-in wardrobe and air-conditioning, while the second bedroom features a built-in wardrobe
- A practical two-way family bathroom, accessible from the master bedroom and hallway, enjoy the convenience of separate bathtub, shower, and toilet
- A functional modern kitchen with ample storage and plenty of counter space, making meal preparation a breeze
- Living Area: A spacious open-plan living and dining zone, complete with a ceiling fan and energy-efficient split-system air-conditioning. Sliding doors provide access to your private backyard
- Other Features: Single car garage with additional driveway parking

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### FOR SALE

Offer Over \$795,000

### AGENTS

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### AGENCY

LJ Hooker Paradise Point  
(07) 5564 1414



under the shade sails and a low-maintenance backyard perfect for relaxing or entertaining,

- Separate laundry
- No body corporate fee. Shared building insurance only

**Location:**

Situated in a quiet cul-de-sac in the sought-after Coombabah area, enjoy a peaceful setting with easy access to local parks, Coombabah State School, shopping centres, the Coombabah Lake Conservation Park, and major transport routes to the Gold Coast CBD, Harbour Town, and the M1.

Don't miss this opportunity to secure a clean, modern, and affordable home.

Contact Mason Niari on 0415755137 to arrange a viewing and for more information.

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. Prospective vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

**MORE DETAILS**

Property ID                    12H2H4J  
Property Type                DuplexSemi-detached

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