



13 Hansford Road, Coombabah




## **SOLD** by Mason Niari

Modern Family Living In the Heart Of Coombabah

Welcome to a home that blends comfort, practicality and lifestyle appeal in one of Coombabah's most family-friendly pockets. Set on a generous block with a lush backyard and thoughtful modern upgrades, this inviting residence is perfect for first-home buyers, downsizers or savvy investors seeking a low-maintenance property with excellent liveability.

Some of the quality features include:

- Three spacious bedrooms filled with natural light and perfect for families
- A modern family bathroom featuring a separate bathtub and shower, plus a separate toilet for added convenience
- A contemporary kitchen with ample counter space and storage, overlooking the leafy backyard and offering a functional layout ideal for everyday cooking and entertaining
- A light-filled, spacious living room with a ceiling fan and ducted air-conditioning offering a relaxed, open feel perfect for quiet nights or family gatherings, complemented by a generous dining room with easy access to the kitchen
- Solar panel system to help reduce energy costs
- Large garden shed for tools, storage or hobbies

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### **FOR SALE**

Offers Over \$1,100,000

### **AGENTS**

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### **AGENCY**

LJ Hooker Paradise Point  
(07) 5564 1414

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Single garage with drive through access to the backyard
- Generous backyard with room to play, garden or unwind
- Large under cover alfresco entertaining area with built in BBQ

Situated in a convenient pocket of Coombabah, this home offers easy access to local schools, parks, shopping centres, public transport and the beautiful Coombabah nature reserves. Whether you're commuting, exploring the outdoors or enjoying the local café scene, everything you need is close at hand.

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                    12JHH4J  
 Property Type                House

### Mason Niari 0415 755 137

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### LJ Hooker Paradise Point (07) 5564 1414

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