



11/4A-8 Hansford Road, Coombabah

Modern Townhouse In Boutique Complex

Welcome to The Hansford Residences, a boutique and highly sought-after gated complex. This beautifully presented 3-bedroom, 2-bathroom townhouse is ideal for families, downsizers, and anyone seeking a comfortable low-maintenance lifestyle in a convenient coastal location.

Step inside to find a spacious, light-filled layout designed for everyday living, with room to relax, unwind, and entertain. Enjoy the privacy and peace of mind that comes with secure gated access, plus the convenience of a well-kept complex environment.

Featuring a modern kitchen with stunning stone bench tops, pendant lighting, and brand-new timber look flooring throughout the lower level. Your open plan living space is air-conditioned and connects to your outdoor entertaining space.

All three bedrooms are located upstairs. The master retreat includes a dual vanity ensuite and spacious walk-in robe. Bedrooms 2 and 3 have mirrored built in wardrobes.

Enjoy the convenience of driving straight into your secure, single car

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FOR SALE
\$850,000

VIEW
Sat 12th Sep @ 8:30AM - 9:00AM

AGENTS
Jo Lynch
0424 420 884
jolynech@ljhookersgc.com.au

AGENCY
LJ Hooker Southern Gold Coast
(07) 5534 4033

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.



garage with internal access. Complex facilities include a sparkling in-ground swimming pool with BBQ area. Move in and enjoy resort-style living right in time for Spring!

Features:

- Kitchen with electric oven, cooktop, dishwasher, breakfast bar and stone benchtops
- Open plan living / kitchen / dining
- Split system air conditioning in living room
- Covered outdoor entertaining area at rear (fully fenced) with ceiling fan
- Powder room downstairs
- Three bedrooms upstairs, the master with dual vanity ensuite & walk in robe with additional shelving
- Bedrooms 2 & 3 with mirrored built-in wardrobes
- Main bathroom with bathtub
- Single car garage with remote entry and internal access
- European laundry

Rental appraisal: \$850 - \$880 per week

Strata Fees: approx. \$62 per week

Council rates: approx. \$2,834 per annum

Water: approx. \$420 per quarter

The Hansford Residences:

- Boutique, secure gated complex with CCTV
- Sparkling in-ground swimming pool & BBQ area
- 2 mins to Coombabah State School
- 5 mins to Coombabah State High School
- 2 mins to Coombabah Plaza (IGA, cafes, Liquorland)
- 5 mins to Harbour Town
- 15 mins to Surfers Paradise & Main Beach
- Easy access to M1, Broadwater, Paradise Point, Runaway Bay & public transport

To arrange your viewing, please contact LJ Hooker's Jo Lynch on 0424 420 884.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

MORE DETAILS

Property ID 1X1TF47
Property Type Townhouse
Including Toilets (3)

Jo Lynch 0424 420 884

Sales & Marketing Specialist | jolynch@ljhookersgc.com.au

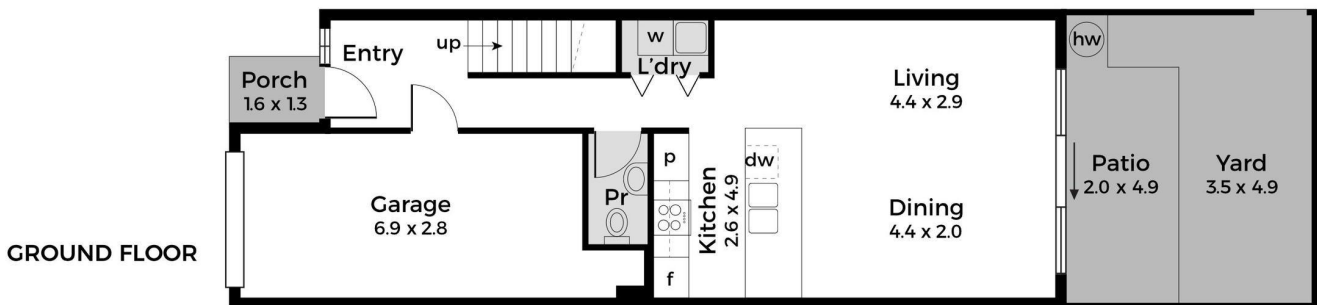
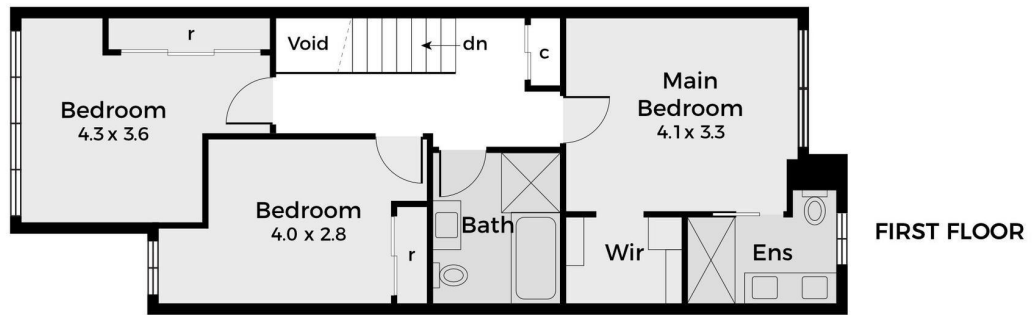
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INTERNAL : 121M² | EXTERNAL : 10M² | GARAGE: 17M² | TOTAL: 148M²

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