







22/402 Pine Ridge Road, Coombabah

PRICE REDUCED! VENDOR MEETS THE MARKET! Private Retreat with a Peaceful Reserve Outlook

Overlooking the leafy surrounds of Coombabah's nature reserve, this three-bedroom townhouse offers a peaceful setting with space to relax, entertain, and enjoy the outdoors. Positioned within the gated Flametree Glen community, the home combines a practical two-story layout with private outdoor areas and access to an array of leisure facilities.

Natural light fills the ground floor, where tiled living and dining spaces connect to a generous kitchen, and a sheltered rear courtyard. Upstairs, three well-sized bedrooms enjoy beautiful outlooks, with both the main and second bedrooms opening onto a shared balcony overlooking the treetops. From quiet mornings on the balcony to afternoons beside the pool, the setting brings a relaxed feel to everyday living, with shopping, transport and the Broadwater within easy reach.

Property Features:

3 1 3

FOR SALE
Offers over $799,000

VIEW
By Appointment

AGENTS

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- Spacious master bedroom, with timber laminate flooring, ceiling fan, semi-mirrored wardrobes, and access to the balcony overlooking the reserve.
- Second bedroom with timber laminate flooring, ceiling fan, double wardrobe, and access to the shared balcony.
- Third bedroom with timber laminate flooring, semi-mirrored wardrobes and an outlook towards the reserve.
- Generous two-way bathroom featuring a bathtub, separate shower and vanity storage, with a separate upstairs toilet.
- Additional downstairs toilet for everyday convenience.
- Spacious kitchen with Caesarstone bench-tops, breakfast bar, with ample cupboard and drawer storage. Well-equipped with a Westinghouse appliances, new ceramic cook top, complemented by a stainless steel sink, and new mixer tap.
- Light-filled living area, with a ceiling fan, and a separate dining space opening onto the rear courtyard.
- Private, fully fenced rear courtyard with a covered paved entertaining area, sandstone feature garden and established plants, including fruit trees.
- Tiled front veranda and low-maintenance gardens complementing the brick-and-tile exterior.
- Spacious laundry with access to the outdoor clothesline.
- Single lock-up garage with shelving, wall-mounted cupboards, plus driveway parking for two additional vehicles.
- Upstairs linen cupboard providing additional storage.

Complex Amenities:

- Gated entry with intercom access.
- Resort-style swimming pool.
- Full-size tennis court.
- Covered barbecue and recreational area.
- Maintained communal gardens and grounds.
- Ample visitor parking.
- Pets permitted, subject to body corporate approval.
- Direct access to the serene reserve parkland with its tranquil and picturesque walking tracks

Location:

Enjoy a quieter side of the northern Gold Coast, surrounded by Coombabah's green spaces and close to the Melaleuca boardwalk, walking tracks and cycling trails. The nearby reserve provides opportunities to enjoy the natural landscape and spot local wildlife, including kangaroos, koalas and native birds.

Harbour Town Premium Outlets and Runaway Bay's shopping precinct are a short drive away, while the Broadwater, Marine Parade and waterfront parks offer plenty of options for weekends outdoors. Southport CBD and Australia Fair provide further shopping, dining and services nearby.

Local bus services connect with the wider public transport network, including tram and train connections, while access to Brisbane Road and the M1 makes travel towards Brisbane and the southern Gold Coast convenient.

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MORE DETAILS

Property ID	12QXH4J
Property Type	Townhouse

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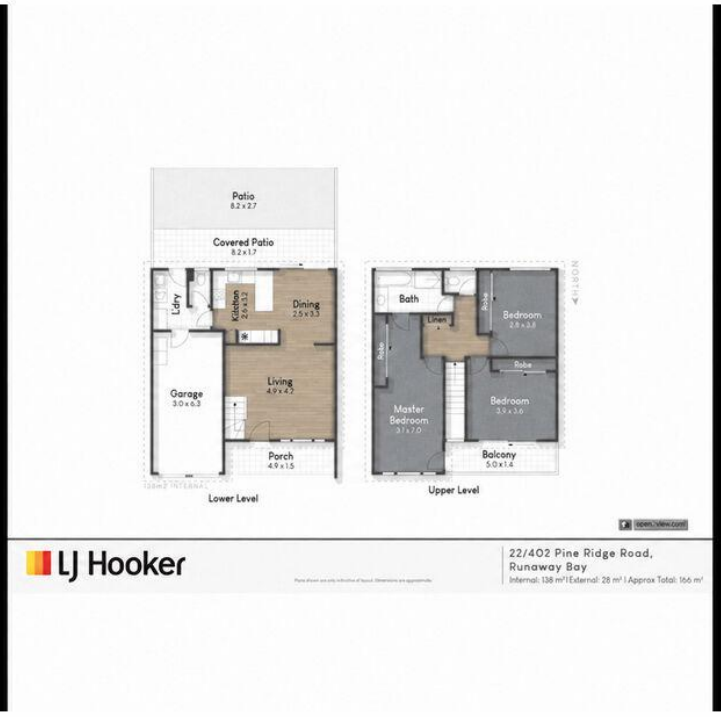








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