







39/138 Hansford Road, Coombabah

Renovated, Low-Maintenance Living in a Prime Coombabah Location.

Beautifully renovated from top to bottom and positioned at the end of a peaceful cul-de-sac within the sought-after Avalon complex, this immaculate single-level villa offers the perfect combination of style, comfort and convenience.

Whether you're a first home buyer, downsizer or investor, this move-in ready home presents exceptional value with nothing left to do but enjoy.

Step inside to discover a thoughtfully designed floorplan featuring separate lounge and dining areas, quality tiled flooring throughout the living spaces, plush carpet in the bedrooms and a stunning contemporary kitchen complete with modern finishes, stainless steel appliances and ample storage.

Outside, the fully fenced private yard provides plenty of space for children and pets to play, while side access adds practicality and flexibility rarely found in villa living.

2 1 2

FOR SALE
$775,000

VIEW
Sat 31st Oct @ 2:00PM - 2:30PM

AGENTS

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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.

Residents of Avalon also enjoy outstanding resort-style facilities including a swimming pool, tennis court and BBQ area, all just a short stroll from your front door.











Property Features:

- Beautifully renovated single-level villa
- Quiet end position within the complex
- Two generous bedrooms with built-in wardrobes
- Stylishly renovated bathroom featuring floor-to-ceiling tiles and quality finishes
- Modern kitchen with stainless steel appliances and contemporary cabinetry
- Separate lounge and dining areas
- Tiled living areas with carpeted bedrooms
- Airy, light-filled interiors
- Private, fully fenced backyard with side access
- Pet-friendly complex (subject to body corporate approval)
- Lock-up garage with epoxy flooring plus additional driveway parking
- Visitor parking conveniently located nearby
- Walking distance to the pool, tennis court and BBQ facilities

Lifestyle & Location:
Perfectly positioned in the heart of Coombabah, you'll enjoy easy access to everything the northern Gold Coast has to offer. Harbour Town Premium Outlets, Runaway Bay Shopping Village and Paradise Point's cafés and waterfront are all just minutes away. Families will appreciate the close proximity to quality public and private schools, while Griffith University and Gold Coast University Hospital are only a short drive.

For commuters, easy access to Brisbane Road and the M1 makes travelling north or south simple, while the Broadwater, local parks, walking tracks and boat ramps provide endless opportunities to enjoy the relaxed Gold Coast lifestyle.

Investor Information:

- Rental Appraisal: $750 - $800 per week
- Gold Coast City Council Rates: Approx. $1,638 per annum
- Water Rates: Approx. $364 per quarter
- Body Corporate: Approx. $81.50 per week
- Healthy Sinking Fund Balance: Approx. $260,304

Homes of this calibre in Avalon are tightly held and highly sought after. Fully renovated, beautifully presented and offering outstanding lifestyle appeal, this is an opportunity not to be missed.

MORE DETAILS

Property ID	10WJF4K
Property Type	Townhouse
Including	Air Conditioning Dishwasher

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2 Bed | 1 Bath | 1 Car

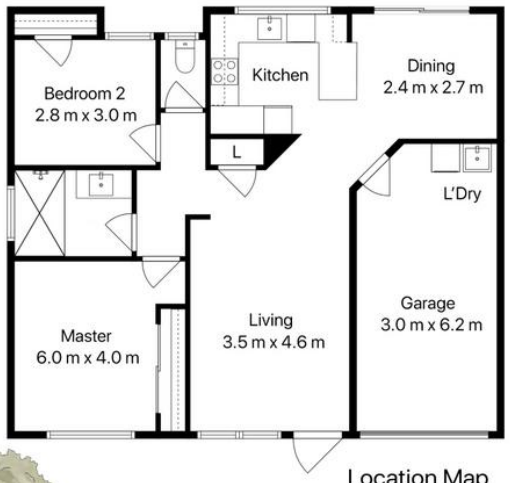
Internal 89m²
External 15m²
Total 104m²

Legend:

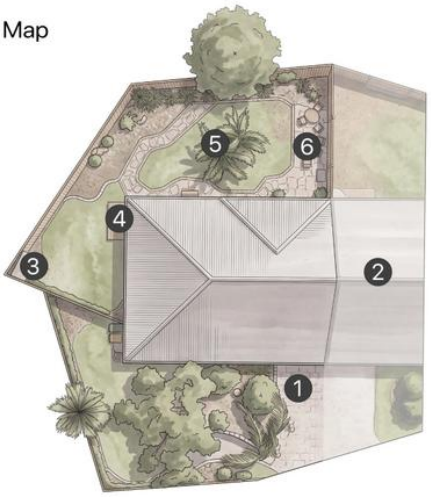
1 - Driveway
2 - Unit 38
3 - Shed (1.5 m x 0.5m)
4 - Laundry Yard
5 - Yard
6 - Patio

Disclaimer:

This floor plan is provided for illustrative purposes only and is not to scale. All dimensions, layouts, and features are approximate and subject to change without notice. While reasonable care has been taken in the preparation of this plan, no warranty or representation is made as to its accuracy or completeness. Prospective users should rely on their own inspections, measurements, and professional advice.



Site Map



Location Map



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