



Coombabah, 56/125 Hansford Road

PROUD'S LANDING - GET IN QUICK FOR THIS VALUE-PACKED TOWNHOUSE

Pack your bags, this one is surely the one! Proud's Landing is one of the hidden gems of the Northern Gold Coast, with picturesque parklands, stunning views of the waterways and resident-only boat access all at your doorstep.

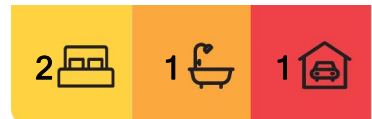
This property truly presents a unique opportunity for you to get into the market without breaking the bank, or to bolster your investment portfolio with scope to add value in future years. Whatever you're looking to achieve, it's a no brainer to add this one to the top of your list.

Downstairs:

- Open plan kitchen, living and dining area that flows onto rear courtyard for connected indoor-outdoor living
- Stainless steel appliances & electric cooktop make mealtimes a breeze



Disclaimer: 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.



For Sale
Contact Agent

View
By Appointment

Contact
Jayson Edwards
0423763830
jayson.edwards@ljhooker.com.au

LJ Hooker Oxenford
(07) 5632 8428

- Ceiling fans and modern lighting create a comfortable environment for living and entertaining
- Tiles and laminate flooring throughout provide for easy maintenance
- Covered patio area with fully fenced courtyard makes a perfect space for pets and children to play safely
- Spacious garage and laundry can be easily converted/utilised as a workshop or home office space
- Exclusive use space for second vehicle on driveway

Upstairs:

- Master bedroom with built-in wardrobe, ceiling fan and split system air-conditioning for year round comfort
- Second bedroom with built-in wardrobe and ceiling fan
- Light-filled main bathroom with wide vanity space and separate toilet
- Linen cupboard for additional storage

Complex:

- Security gates and well-spaced lots for privacy and comfort
- Pet-friendly complex (subject to approval from Body Corporate)
- Resort style facilities including three swimming pools, tennis court, BBQ and picnic areas
- Ample visitor parking and within easy, practical walking distance to local amenities
- Low body corporate fees approx. \$89.59 weekly (\$4,671.45 yearly)

Location and infrastructure:

- 1 minute walk to Bus Stop (immediately adjacent complex driveway)
- 2 minute walk to The Esplanade Park (Coomabah Creek)
- 1 minute drive to Coombabah Plaza Shopping Centre
- 3 minute drive to Coombabah Community Garden
- 3 minute drive to Coombabah State School
- 5 minute drive to Runaway Bay Sports Precinct (Sporting Fields and Indoor Sport Centre)
- 7 minute drive to Paradise Point Restaurant and Cafe Precinct
- 9 minute drive to Harbour Town Premium Outlets (shopping and dining)
- 12 minute drive to M1 Pacific Motorway North and South (Helensvale)
- 12 minute drive to Gold Coast University Hospital & Griffith University Gold Coast

Campus

- 16 minute drive to surf beaches (Main Beach)
- 16 minute drive to Theme Parks
- 45 minute drive to Coolangatta Airport (Gold Coast)
- 55 minute drive to Brisbane Airport

Marketing agent, Jayson Edwards says "getting into the market can be a challenge, but properties like this one surely makes it easier. There's nothing stopping you from keeping this as a set and forget rental property or moving in later this year & making some cosmetic changes as slowly or quickly as you like, all without breaking the bank!"

For more information or to book an inspection, please contact Jayson Edwards.

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



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all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

More About this Property

Property ID	BHJ0C
Property Type	Townhouse

Jayson Edwards 0423763830
Sales Specialist | jayson.edwards@ljhooker.com.au

LJ Hooker Oxenford (07) 5632 8428
13/5 Michigan Drive, OXFENFORD QLD 4210
oxenford.ljhooker.com.au | oxenford@ljhooker.com.au



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