

## Coombabah, 8/272 Oxley Drive

SOLD by Mason Niari

PRICE REDUCED! Amazing Value! Single Level Villa

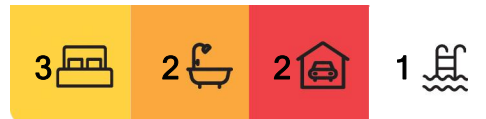
Discover this Spacious 3-bedroom, 2-bathroom single level villa ideally situated at the tranquil Cranbrook Estate. Designed to suit a range of lifestyle, this home provides a welcoming & versatile space for families, professionals or those looking for a peaceful retreat.

Some of the quality features include:

- Three spacious bedrooms, all with built in-wardrobes, providing plenty of storage, ceiling fans & ducted-air conditioning throughout
- The master bedroom offers a walk-in wardrobe, ensuite, ceiling fan, ducted air-conditioning, and plenty of natural light
- Large family bathroom, offers a separate bathtub, toilet & shower
- The open-plan kitchen is well-appointed with ample storage, generous bench top space,



**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**  
\$725,000

**View**  
[ljhooker.com.au/127PH4J](http://ljhooker.com.au/127PH4J)

**Contact**  
**Mason Niari**  
0415 755 137  
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**LJ Hooker Paradise Point**  
**(07) 5564 1414**

modern appliances

- The spacious living and dining area features a ceiling fan and seamless access to the outdoor area through bi-fold doors
- The garage is currently converted into an air-conditioned multipurpose room with storage space
- Car-space at the front of the property
- Solar hot water system
- Lush gardens throughout, side access to fully fenced backyard
- Outdoors shower with hot and cold water
- Separate laundry
- Complex amenities include, swimming pool, tennis court, BBQ area, security gate, onsite manager
- Plenty of visitor parking

This property is centrally located close to essential healthcare facilities, shopping centres, Harbour Town Direct Outlet stores, Runaway Bay Shopping centre, Paradise Point dining precincts, private and public schools, public transport nearly at your doorstep.

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 About this Property

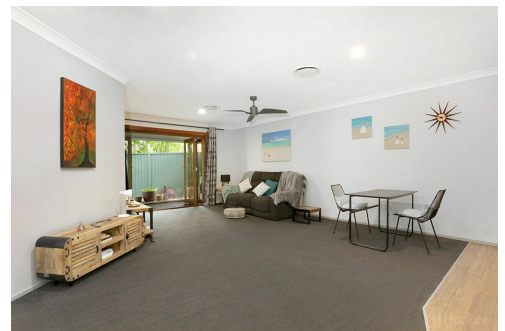
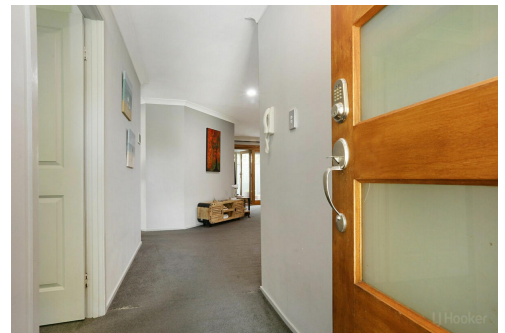
<b>Property ID</b>	127PH4J
<b>Property Type</b>	Villa
<b>Including</b>	Pool

**Mason Niari 0415 755 137**

Principal | Sales & Marketing Executive | [mason.niari@ljhooker.com.au](mailto:mason.niari@ljhooker.com.au)

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