



## Coombah, 18/125 Hansford Road

SOLD by Mason Niari

Charming Villa in Coombabah Awaits You!

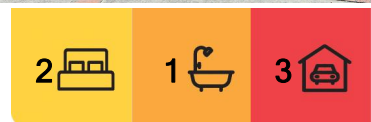
This neat and tidy freshly painted and carpeted single-level property offers comfortable and low maintenance lifestyle in the sought-after suburb of Coombabah. Perfectly suited to first-time buyers, downsizers or investors, this 2- bedroom, 1- bathroom home is ideal for those seeking a hassle-free lifestyle.

Some of the quality features include:

- Two spacious bedrooms featuring built-in wardrobes, ceiling fans and plenty of natural light for a bright and airy feel
- A well-appointed family bathroom with a separate toilet, shower, bathtub and a vanity with ample storage
- Well-equipped kitchen features modern appliances, ample storage and spacious



**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**  
Offers Over \$625,000

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**Contact**  
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**(07) 5564 1414**

benches, all illuminated by abundant natural light

- An inviting open-plan living and dining area featuring warm wood flooring, two ceiling fans, and ducted air-conditioning. Sliding doors seamlessly connect the space to the outdoors, creating a perfect flow for indoor-outdoor living
- Single car garage + 2 extra car parking on the long driveway
- Covered patio area
- Low maintenance gardens
- No neighbour on one side of the property
- Garden Shed for extra storage
- Separate laundry
- Multi-zoned ducted air conditioning throughout

Complex features:

- Three resort style swimming pools
- Three barbecue areas
- Tennis Court
- Onsite management
- Onsite gardeners & caretakers
- Communal marina berth for drop offs and pick ups

Conveniently positioned just minutes from major shopping destinations such as Runaway Bay and Harbour Town Premium Outlets, this home is also within easy reach of quality schools including Coombabah State School, Coombabah State High School, and Biggera Waters State School. Enjoy leisurely strolls to Coombabah Creek, Allinga Park, and the Esplanade, while nearby cafés, restaurants, and healthcare facilities ensure every lifestyle need is met with ease.

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.

## More About this Property

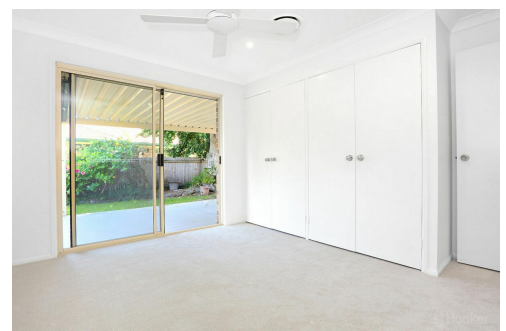
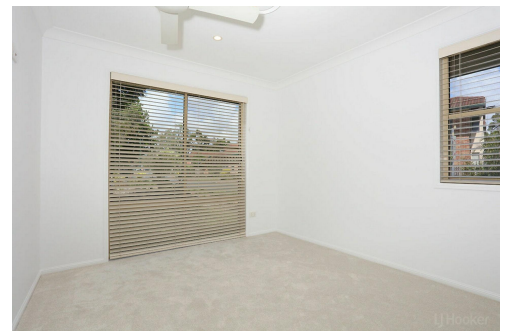
<b>Property ID</b>	128BH4J
<b>Property Type</b>	Villa

**Mason Niari 0415 755 137**

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

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