



182/125 Hansford Road, Coombabah

Immaculate Single-Level Villa in the Waterfront Prouds Landing

Beautifully presented, and designed for easy everyday living, this three-bedroom villa combines single-level comfort, with the relaxed surroundings of Prouds Landing. Hybrid flooring and plantation shutters, give the interiors a fresh, welcoming feel, while air-conditioned living spaces, and a covered alfresco area provides room to unwind or entertain.

Set within an established complex, known for its leafy grounds and resort-style facilities, the home offers a low-maintenance lifestyle with access to swimming pools, barbecue areas, and a tennis court. With local shops, and waterfront destinations close by, this inviting residence brings together comfort, convenience, and lifestyle in a sought-after Coombabah setting.

Property Features:

- Spacious master bedroom, with built-in wardrobe, ceiling fan, and air-conditioning
- Second bedroom, with built-in wardrobe, ceiling fan, and air-conditioning
- Third bedroom, with built-in wardrobe, and ceiling fan

3 1 2

FOR SALE
\$770,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Generous bathroom, complemented by a second toilet, for everyday convenience
- Modern kitchen, equipped with quality appliances
- Comfortable living and dining area, featuring two air-conditioning units, and a ceiling fan
- Outdoor lounge space, and covered alfresco area, ideal for relaxing and entertaining
- Fully fenced backyard with quality artificial grass and manicured gardens providing low maintenance lifestyle
- Beautiful hybrid flooring, and plantation shutters throughout
- Freshly painted inside and out
- New tapware throughout
- Modern laundry with ample storage
- Security camera system (4 cameras, hardwired)
- Roof maintained with 2 x new whirly birds; ridge caps repointed; gutter guard installed

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

Location:

Enjoy the convenience of having Coombabah Plaza within walking distance, with grocery shopping, hairdressing, casual dining, and everyday essentials close to home. Nearby medical centers, and a choice of public and private schools, further support a practical, well-connected lifestyle.

Runaway Bay Shopping Centre, and Harbour Town Premium Outlets, offer a broader selection of shopping and dining options within easy driving distance. For a change of pace, head to Paradise Point Esplanade for a coffee, a meal with friends, or a leisurely walk through the waterfront parklands.

The surrounding area also caters to an active outdoor lifestyle, with local boat ramps providing access to the waterways and the Runaway Bay Performance Centre offering swimming, gym facilities, track and field, and beach volleyball.

Contact us 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 DETAILS

Property ID 12QVH4J
Property Type Villa

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