



**SOLD**

**URGENT SALE!!! SUBMIT ALL OFFERS!!! VACANT POSSESSION!!!**

This one level duplex style villa is MOVE IN READY and VACANT , waiting fir you to call it your new home!

Investors can enjoy ever increasing high returns and good Capital Gain... tenants waiting! Featuring:

\*A large fully fenced backyard - a blank canvas to create a truly beautiful outdoor space.

\*Tiles throughout the living area

\* New Air Conditioning and updated appliances

\*Freshly painted throughout

\*Master bedroom complete with ensuite and large built in wardrobe

Conveniently situated in a Secure Complex which features:

\*Two pools

\*2 BBQ areas

\*Community Room for private functions or gatherings

\*Gymnasium

\*Childrens Playground

\*Excellent On Site Management

The complex itself boasts a bus stop at the entrance and is positioned only 2 - 5 mins from:

\*Harbourtown shopping Centre and Runaway Bay Shopping Centre

\*Schools. recreation centres, parks, Broadwater

\*Griffith University and Gold Coast Hospital

\* Light Rail and translink to Brisbane

\*The M1

Owners instructions are to Sell Urgently and will consider all Offers!!!  
CALL ME NOW to arrange a private inspection!!!

**3 BED | 2 BATH | 1 CAR**

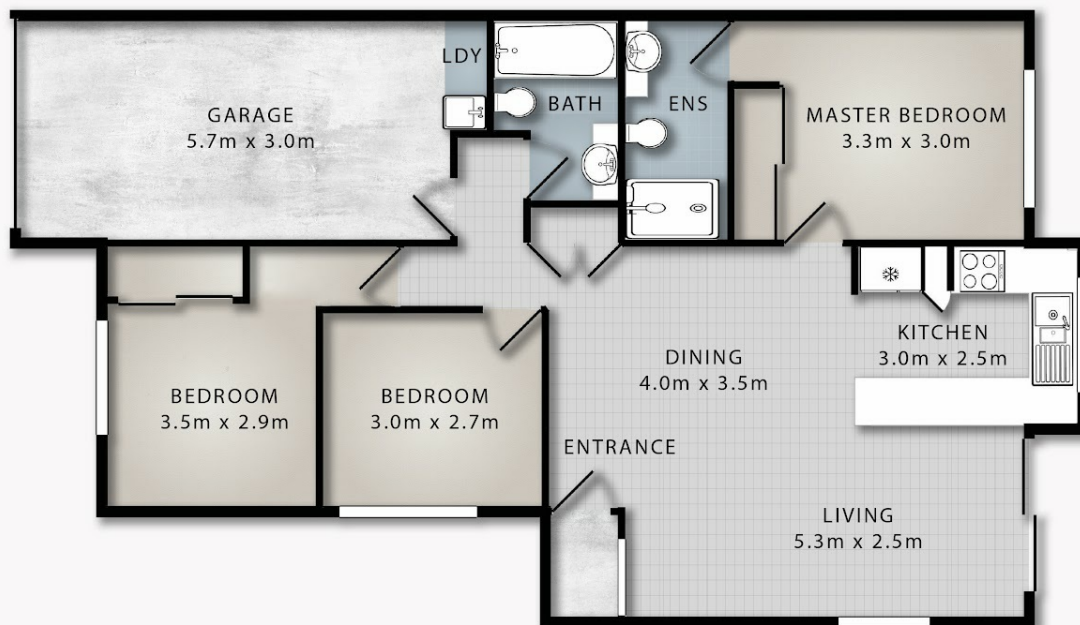
**PRICE:**  
\$295,000

**OPEN FOR INSPECTION:**  
N/A



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## FLOOR PLAN



11/590 Pine Ridge Road  
COOMBABAH

 3 Bedrooms

 2 Bathrooms

 1 Car Garage

TOTAL FLOOR AREA  
105m<sup>2</sup> or 11 Squares

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.