

FOR SALE

COOMBABAH HIDDEN GEM

A comfortable three bedroom, plus flexi room, family home situated in one of the Gold Coast's hidden gem river roads.

The home offers two stories of living and storage with the ground floor available as modern flexible use rooms to suit the increasing changes in living requirements. The home's downstairs area has its own shower room, rumpus room, storage area, flexi room and laundry.

The home enjoys two entertaining decks... one overlooking the front garden and a larger deck spread across the width of the property at the back off the main kitchen, allowing any mealtime to have that alfresco feel. The rear garden is a fantastic size for children or a dog to run around as it is fenced on all sides.

Downstairs includes a separate area (currently used as a downstairs office) but this could offer a choice of uses including: games room, rumpus room, teenager's or elderly family member's retreat or your very own home office...to name a few. The flexi room with walk in wardrobe offers a variety of uses.

A secure garage offers undercover garaging for one vehicle or storage, with further off street parking for two vehicles or a small boat undercover.

The home is located in a wide river road with the Coombabah tidal river only 280 meters away... to fish, kayak or just walk- the options are plenty.

The other end of the road boasts an estuary boardwalk to watch the kangaroos feeding at dusk as well as the koalas in the Coombabah Reserve taking it easy; the antipodean nature is abundant! A 50-meter walk to Hansford Road will bring you to a bus stop for the 713 bus with a connection to Harbour Town (Gold Coast's largest outlet shopping centre) and access beyond, to the entire Gold Coast.

This home is central to a fantastic Gold Coast lifestyle... further out enough to be out of the hustle and bustle but close enough if you want to go out for the day on the beach (8 minutes away) or nightlife in Surfers Paradise (28 minutes away).

This home has plenty to offer. Local shopping is either at the top of Hansford Road or for a more comprehensive array of high street retailers, Runaway Bay is only a short bus ride or six minute drive away.

Early viewing is recommended to avoid missing out on this versatile family home. Call Chris Nicholson if you have any questions or would like to register for the next open home.

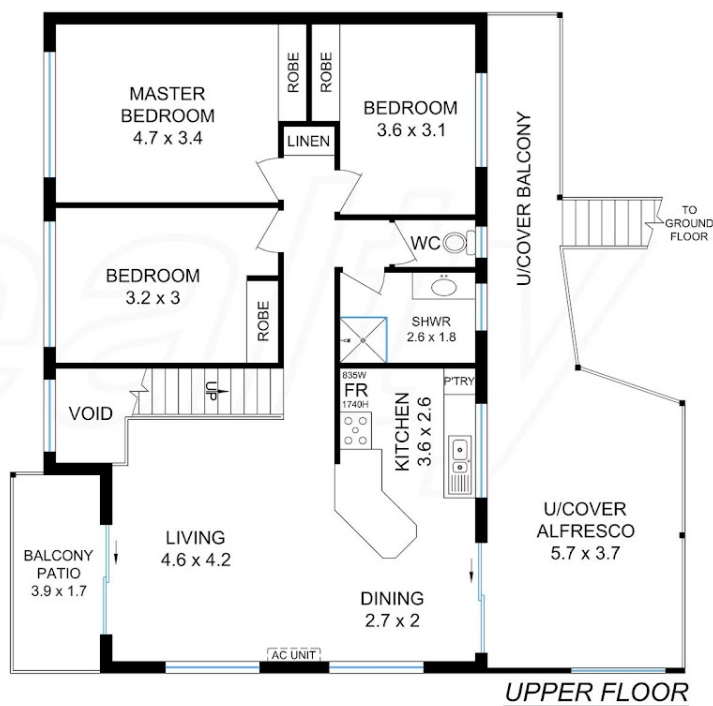
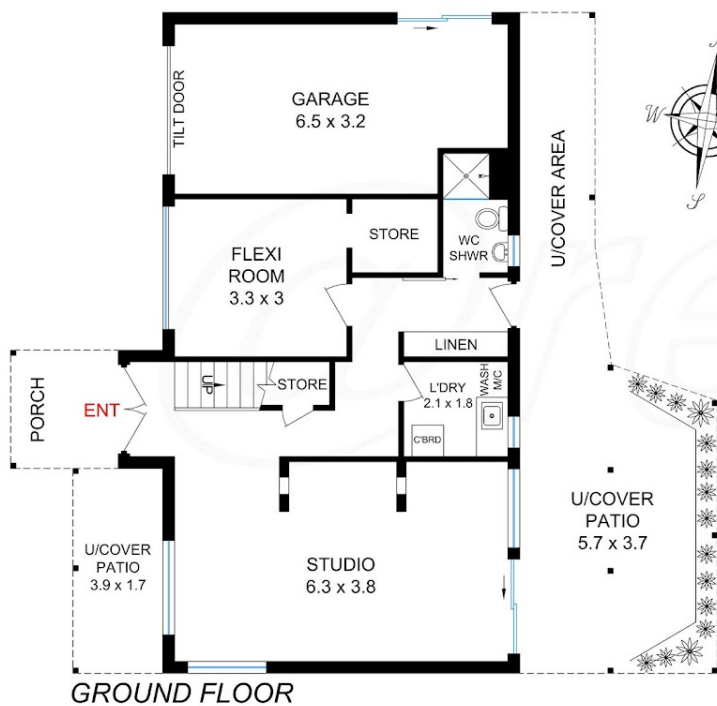
3 BED | 1 BATH | 3 CAR

PRICE:
\$545,000

OPEN FOR INSPECTION:
N/A



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Ceiling Height 2.4m - 2.2m



Gold Coast Floor Plans

Scale in Meters, Dimensions are approximate,
Whilst every care has been made we cannot
guarantee its 100% accuracy and interested
persons should rely on their own enquiries

Internal Ground FI Area 58.1m²
Internal Upper FI Area 92.9m²
Int'l Garage 19.3m²
Combined Int'l 170.3m² or 18.3sq

Carport 5.7m x 5.4m 30.7m² (Not shown)
U/Cover Areas 74m²

Total Floor Area 275m² or 29.6sq

15 TARNI STREET,
COOMBABAH 4216

Marketed by Chris Nicholson

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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.