



SOLD

SUPERB VALUE FOR MONEY IN EVER-POPULAR PROUD'S LANDING

Pack your bags, this one is surely the one! Proud's Landing is one of the hidden gems of the Northern Gold Coast, with picturesque parklands, stunning views of the waterways and resident-only boat access all at your doorstep. The sellers have already moved out and their instructions are clear - "we're selling".

This property truly presents a unique opportunity for you to get into the market without breaking the bank, or to bolster your investment portfolio with scope to add value in future years. Whatever you're looking to achieve, it's a no brainer to add this one to the top of your list.

Downstairs:

- Open plan kitchen, living and dining area that flows onto rear courtyard for connected indoor-outdoor living
- Stainless steel appliances & electric cooktop make mealtimes a breeze
- Ceiling fans and modern lighting create a comfortable environment for living and entertaining
- Tiles and laminate flooring throughout provide for easy maintenance
- Covered patio area with fully fenced courtyard makes a perfect space for pets and children to play safely
- Spacious garage and laundry can be easily converted/utilised as a workshop or home office space
- Exclusive use space for second vehicle on driveway

Upstairs:

- Master bedroom with built-in wardrobe, ceiling fan and split system air-conditioning for year round comfort
- Second bedroom with built-in wardrobe and ceiling fan
- Light-filled main bathroom with wide vanity space and separate toilet
- Linen cupboard for additional storage

Complex:

- Security gates and well-spaced lots for privacy and comfort
- Pet-friendly complex (subject to approval from Body Corporate)
- Low Body Corporate fees of approx. \$3,556.38 p.a. (\$68.39 per week)

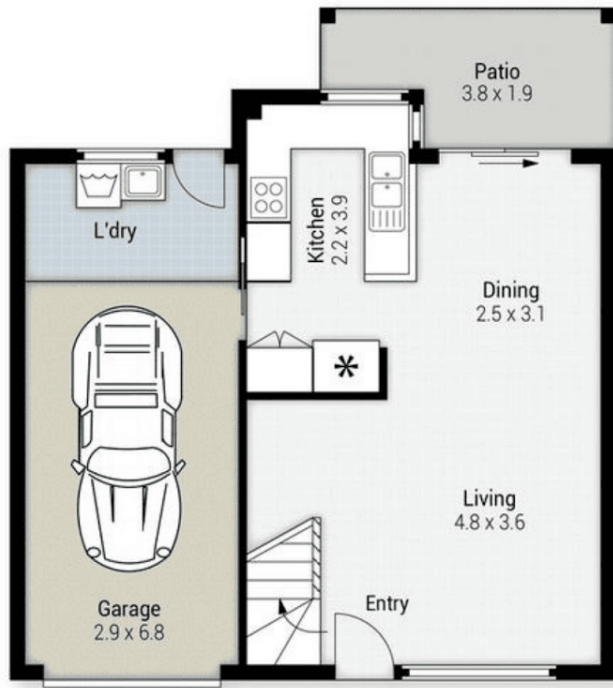
2 BED | 1 BATH | 2 CAR

PRICE:
\$480,000

OPEN FOR INSPECTION:
N/A



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Lower Level



Upper Level

56 'Prouds Landing' 125 Hansford Road, Coombabah

Internal: 94m² | External: 6m² | Total: 100m²

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Plans shown are indicative of layout only. Dimensions are approximate.

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.