



**SOLD**

## FANTASTIC OPPORTUNITY! CENTRALLY LOCATED CORNER VILLA PRESENTS MULTIPLE OPTIONS...

You'll have to be quick on this one! An exciting property here, with several considerations for a lucky buyer!

A perfectly positioned corner block provides a vast sense of space and freedom.

Either continue the investment path with fantastic tenants in place until May 2025, then potentially move in yourself at the expiration, and/or whilst it doesn't need renovating, at this price you certainly could! If not you can simply enjoy it as is.

A desirable central location, with everything you need only a short 5 minute drive, and that includes the magnificent Broadwater beaches! The ever popular Harbourtown Outlet shopping centre with high end fashion stores full of bargains, and a plethora of dining options in the gorgeous outdoor renovated dining precinct.

You really can live the dream Gold Coast lifestyle here!

With Public transport almost at your doorstep, ease of getting around couldn't be more simple.

This duplex/semi-detached Villa is priced to sell and will not last. Offering you the perfect opportunity to own a piece of paradise at an incredibly affordable price in todays market.

Spacious, open plan, light filled and homely, is what you feel when you step inside. A combined open plan lounge, dining, kitchen area, flowing out to a paved alfresco, and low maintenance grassed area including a mature garden of shrubs and small trees, providing a tranquil green space with complete privacy.

With three spacious bedrooms, two bathrooms, including an ensuite and separate toilet downstairs, there's enough room to spread out and relax. The master bedroom is quite a retreat, with its own private balcony and spacious walk-through robe, providing you with an ideal space after a long day. This property also offers a single garage, providing secure parking for your vehicle and additional storage space.

One of the most ideal positions in this complex with no neighbour on one side creates a sense of space.

Set back from the road, affords you peace and quiet. A short stroll to the Pool and Gym, proximity couldn't be more perfect. Close enough for convenience, but far enough away to not hear the

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

**PRICE:**  
\$629,500

**OPEN FOR INSPECTION:**  
N/A



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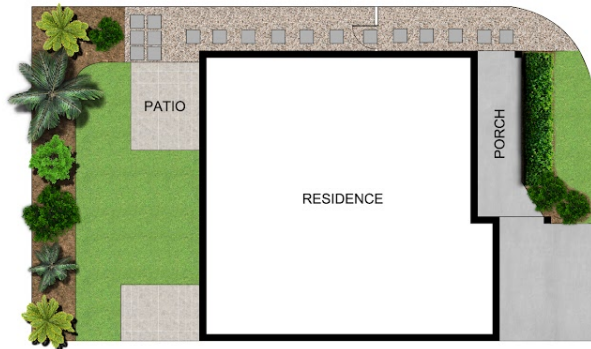
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GROUND FLOOR



FIRST FLOOR



SITE PLAN



23/590 Pine Ridge Road  
Coomababah

- 3
- 2
- 1

Internal	:	124 m <sup>2</sup>
External	:	12 m <sup>2</sup>
<b>Total Floor Area</b>	:	<b>136 m<sup>2</sup></b>

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Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and rely on their own enquiries.

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.

