

FOR SALE

SOLD BY ANDREW COLLEY 0488 217 803

Tucked away in the heart of the stunning hinterland, 11/400 Ruffles Road, Willow Vale offers the perfect blend of serenity and convenience.

- * 1 Bedroom and 1 Bathroom
- * Recently painted and newly carpeted throughout
- * 128 sqm Land Size
- * NBN in the resort complex
- * New (2024) Colourbond Roof with insulation and Gutter guard.
- * Renovated kitchen with stone benchtops, ample cupboard space, and soft-close cabinetry.
- * Vaulted exposed timber ceilings in the spacious living area opening onto a forest-side balcony
- * Plenty of natural sunlight is present throughout the property, and the windows are high-level.
- * Cozy living area with polished solid timber flooring, recently re-sanded and sealed.
- * Master bedroom with built-in robes new carpet and air conditioning plus a large ensuite shower room
- * Flyscreens throughout
- * Car Port and off-street parking for 2 further vehicles
- * Body Corporate fee \$77.29 per week. Complex sinking fund \$185,852.74 AS of 19 MARCH 2025
- * Rental appraisal \$500 per week
- * Reduced electricity rates at 12c per kWh
- * Resort-style living on 183 acres with walking tracks, swimming pool, and sauna
- * Peaceful and tranquil rainforest setting within a secure, gated resort complex
- * Short distance to Upper Coomera shopping centres
- * Close to Coomera Westfield, train station, Movie World, Wet'n'Wild
- * Easy access to the M1 North/South

1 BED | 1 BATH | 1 CAR

PRICE:
CALL ANDREW

OPEN FOR INSPECTION:
N/A



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11/400 Ruffles Road
WILLOW VALE

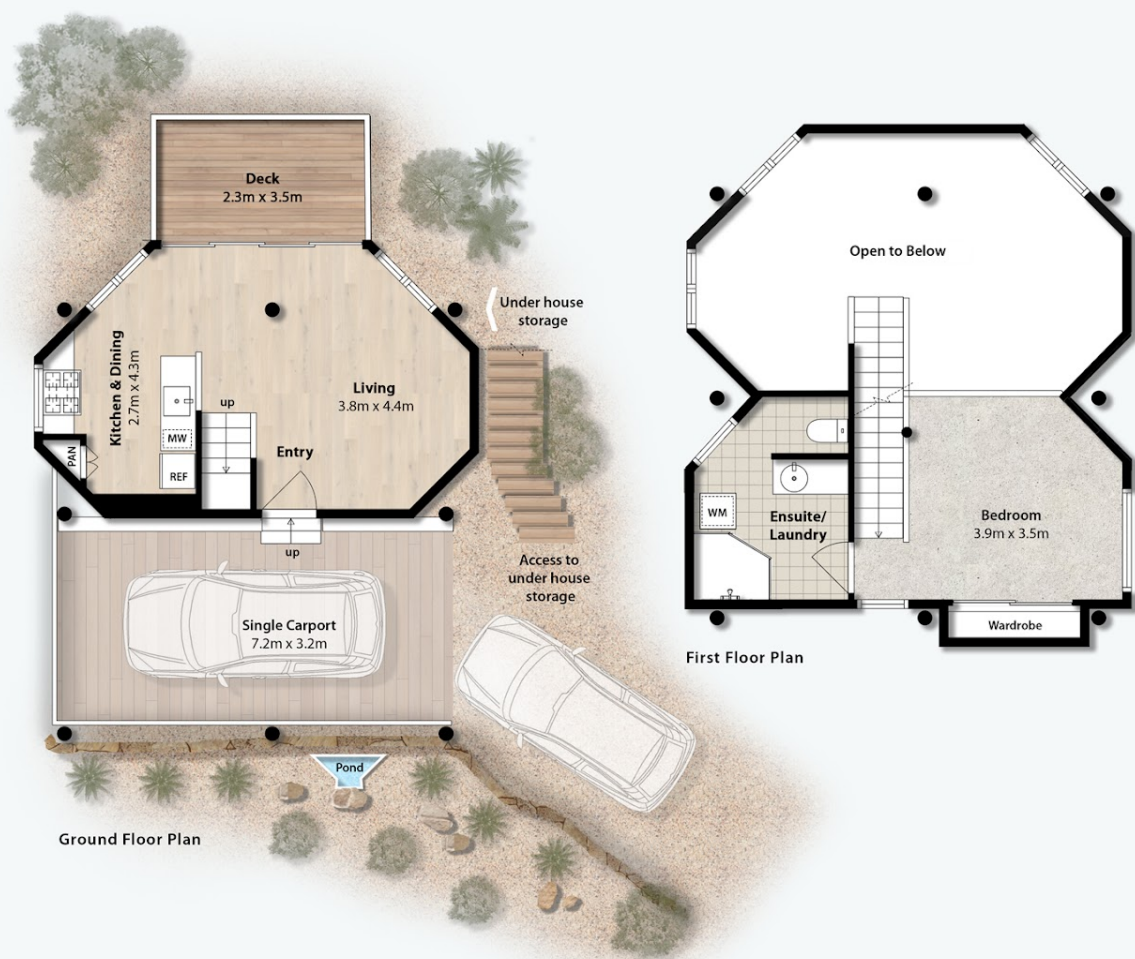
PROPERTY DETAILS

Internal Area	60m ²
Deck	8m ²
Carport	23m ²
Approx. Total Area	91m ²

	1
	1
	1 + 2 Off-Street

ENVISUAL DESIGN

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustration purposes only and are intended to depict the general layout only. No plans/finishes are represented as to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations. Unauthorised use or modification of this plan is strictly prohibited without the explicit consent of Envisual Design.



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