

**SOLD**

UNDER CONTRACT

Entry-level buying on the Gold Coast rarely looks like this.

A fully standalone chalet set high amongst the trees, immersed in birdsong and bushland, delivering genuine hinterland serenity while remaining effortlessly connected to both the Gold Coast and Brisbane.

Key Features:

- Two king-sized bedrooms with excellent natural light and generous storage
- Bedroom 2 featuring a custom Ironbark twin desk with integrated drawers
- Contemporary shower room with rainfall shower and toilet
- Separate powder room (two toilets in total)
- Modern, well-appointed kitchen with quality appliances
- Open-plan living flowing seamlessly to a generous balcony with a tranquil bushland outlook
- Soaring 3m ceilings, Spotted Gum engineered timber flooring and expansive windows enhancing space and light
- Ceiling fans to both bedrooms and the living area, plus flyscreens throughout
- Private water filtration system (no council water rates)
- Western Red Cedar cladding & durable Colorbond roof
- Secure under-house storage room (possible Laundry) plus parking for a small vehicle
- Gated community with pool and walking trails

Scope to Add Value:

Many neighbouring owners have extended or enhanced their chalets, adding teenage retreats, additional bedrooms, bathrooms or kitchenettes, establishing a clear precedent for thoughtful expansion or personalisation (subject to approvals).

Location Highlights:

- Westfield Coomera – 11 mins
- Upper Coomera shops & services – 8 mins
- Theme parks – 10 mins
- M1 access – 6.6km
- 45 mins Brisbane CBD | 30 mins Gold Coast beaches

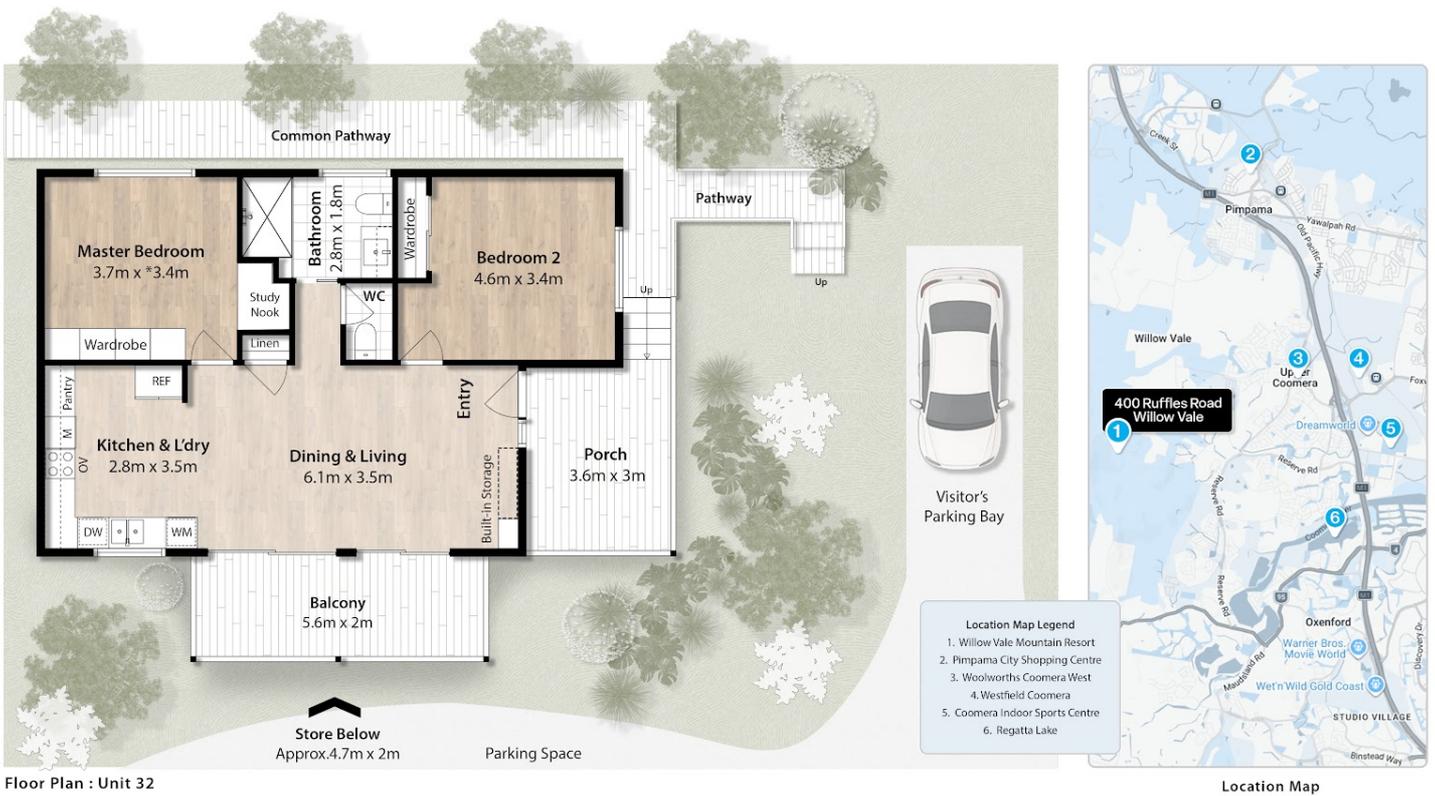
Additional Information:

- Body corporate approx. \$100 per week
- Rental appraisal approx. \$750 per week

2 BED | 1 BATH | 1 CAR**PRICE:****\$699,000****OPEN FOR INSPECTION:****N/A****Andrew Colley****0488217803**

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ANDREW COLLEY PROPERTIES
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Internal 76m², Porch, Balcony & Store 31m², Approx. Total Area 107m²

32/400 Ruffles Road, Willow Vale
 'Willow Vale Mountain Resort'

2 1 Off-street

ENVISUAL DESIGN
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 * Denotes measurements at its widest points.

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