



FOR SALE

BEAUTIFUL DUPLEX WITH DOUBLE THE REAR YARD SIZE

Under Offer (Pending Conditions) This beautiful Duplex located in the stunning "Lakeland Villas" community is simply exceptional buying in today's market. With a plethora of new housing estates that have been exploding North from Coomera to Brisbane & beyond to the Sunshine Coast in the last couple of years, the demand for great local Gold Coast properties with its already established infrastructure & lifestyle conveniences, beaches & more is simply in overdrive. With the Commonwealth Games arriving very soon & billions (yes, billions) being spent on this fabulous city, buyers are snapping up all they can. Where else in Australia can you buy property this close to all these conveniences for a price like this?

On offer here is a 3 bedroom Duplex that is just sensational value. Just look at the features of this property, the complex & the lifestyle options below.

Property Features:

- Single level lowest duplex/villa,
- Solid rendered brick and tile construction
- Spacious & well lit open plan living
- 3 bedrooms all with double built in robes.
- Master bedroom with en-suite bathroom
- Family bathroom with separate bath & shower
- Good sized kitchen with 2pac cabinets and dishwasher
- Covered patio leads from the dining area to a double sized, private backyard
- Grassed side access as well from front to rear
- Air conditioning in living and dining area
- Single lock up garage with extra car space on driveway
- Loads of visitor parking spaces too within the complex
- Internal access from garage to the property
- Secure gated & monitored community with intercom access.
- Great onsite manager with office by the front entry gates
- Currently tenanted to fantastic tenants paying \$380 per week

This well presented property is just a short distance to a large parkland space within the

3 BED | 2 BATH | 1 CAR

PRICE:

Offers Above \$330,000

OPEN FOR INSPECTION:

N/A

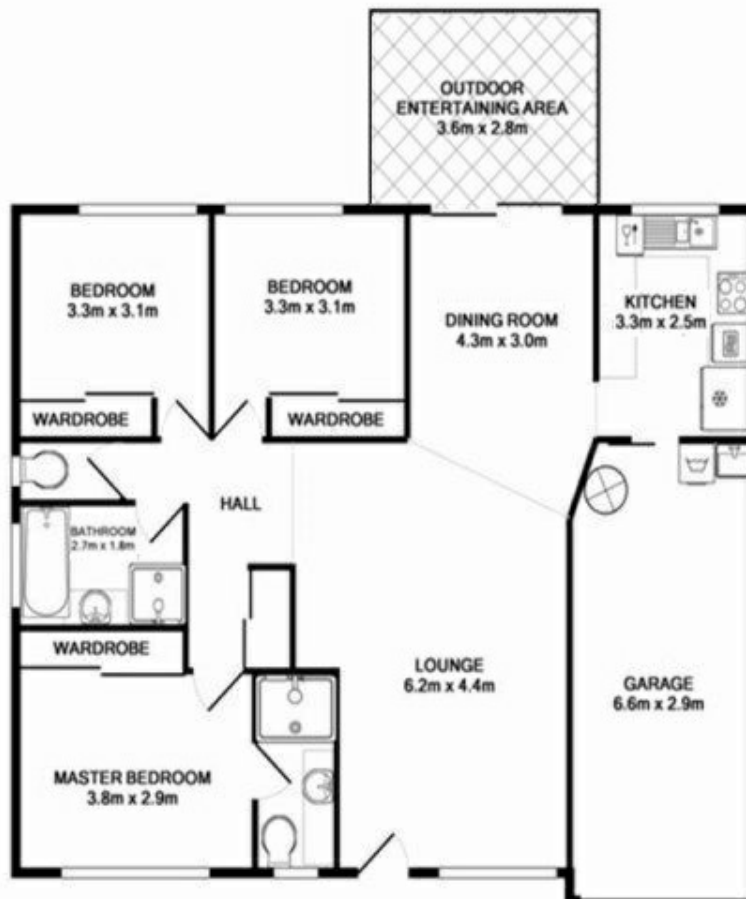


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TOTAL APPROX. FLOOR AREA 113.0 SQ.M. (1216 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.