



ANDREW SOLD IT

20/5 FACULTY CRESCENT
MUDGEERABA



FOR SALE

UNDER CONTRACT BY ANDREW COLLEY

Contemporary townhouse in quiet complex, with a sublime residents pool. Offers versatile and immaculately presented 20 squares of accommodation on 2 levels, a double garage and a pretty, secluded back yard.

The home is in great condition and is the ideal investment potentially returning \$500 per week coupled with a low body corp at just \$50.03 PW. Positioned so close to the central hub of the Gold Coast, this is going to be a serious money spinner for your retirement fund as you benefit from massively growing infrastructure. Or, simply move in yourself and make it your own.

This property features:

- RENTAL APPRAISAL AT \$500 PER WEEK
- BODY CORP \$50.03 PW
- 5.45% NET OF BODY CORP RENTAL YIELD
- Open plan Living and Dining with a private balcony affording great views and air conditioning
- 3 Spacious Bedrooms all with ceiling fans and built in mirrored wardrobes
- En-suite shower, family bathroom & Powder room
- Air conditioning to living room & Master bedroom
- Gourmet Kitchen with stone benches and ample storage, whirlpool oven, dishwasher and breakfast bar
- Living and dining area with a private balcony affording great views
- Lovely peaceful outdoor entertainment area with private fenced garden
- Screen doors, fans and blinds throughout
- Only 20 townhouses in the complex
- Double auto garage with direct access
- Lovely fenced court yard
- Secluded Pool & BBQ area in complex
- Pet friendly subject to body corp approval

Mudgeeraba is surrounded by natural bush land, is just 20 minutes to Gold Coast airport, 12 minutes to iconic Burleigh Heads beach. Robina Town Centre is less than 5 min drive to the north it's only 50 Minutes to Brisbane international Airport. with easy access to the Pacific Motorway and 5 minutes to Robina Train Station.

Some of the Gold Coast's best schools are within 2-3 km away, such as Somerset College, Kings Christian College and Clover Hill State School.

3 BED | 2 BATH | 2 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



Andrew Colley
0488217803
andrewcolley@atrealty.com.au
andrewcolley.com.au



SOMERSET CREST
20/5 Faculty Crescent
MUDGEERABA

FLOOR AREA SIZES
Internal 177m²
Covered Balcony 11m²
Total 188m² or 20 Squares

PROPERTY DETAILS
- 3 Bed
- 2 Bath + Powder
- 2 Car

puredesign
CONCEPTS

PLANS FOR PURPOSE

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at puredesignconcepts.com.au

ANDREW GOLLEY
PROPERTIES
@realty
0488 217 803

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.

Andrew Colley
0488217803
andrewcolley@atrealty.com.au
andrewcolley.com.au

@realty