



# ANDREW SOLD IT

20/5 FACULTY CRESCENT  
MUDGEERABA



## SOLD

### 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.

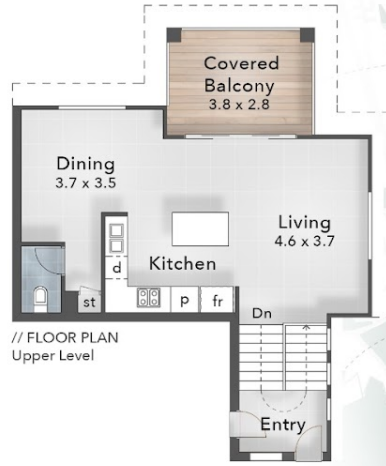
3 BED | 2 BATH | 2 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A

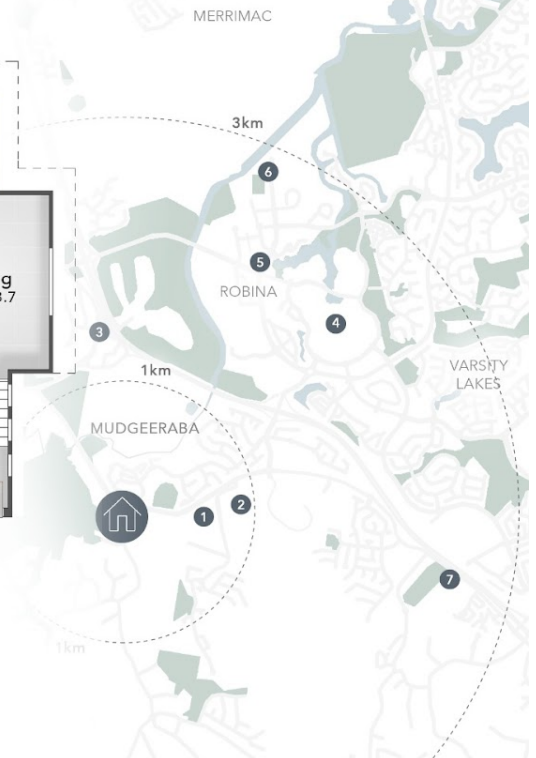


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**MAP LEGEND**

1. Somerset College
2. Clover Hill State High School
3. Mudgeeraba Shopping Centre
4. Robina Town Centre
5. Robina Train Station
6. Cbus Super Stadium
7. Kings Christian College



**SOMERSET CREST**  
20/5 Faculty Crescent  
MUDGEERABA

**FLOOR AREA SIZES**  
Internal 177m<sup>2</sup>  
Covered Balcony 11m<sup>2</sup>  
Total 188m<sup>2</sup> or 20 Squares

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



PLANS FOR PURPOSE

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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.

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