

# FOR SALE

## UNDER CONTRACT

**\*\* RENTED UNTIL 4TH FEBRUARY 2019 TO A GREAT TENANT HAPPY TO REMAIN \*\***

Contemporary townhouse in quiet gated complex, with a sublime residents pool. Offers versatile 20 squares of accommodation on 2 levels, a double garage and a pretty, secluded back yard backing onto a gorgeous forest outlook.

The home is in great condition and with a tenant in place, is the ideal investment returning \$455 per week coupled with a low body corp of \$74.23. 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:

- 3 Spacious Bedrooms all with ceiling fans and built in wardrobes
- En-suite shower, family bathroom
- Air conditioning to living room & master bedroom
- Kitchen and laundry
- Living and dining area
- Lovely peaceful outdoor entertainment area with secluded garden backing to bushland
- Screen doors, fans and blinds throughout
- Dishwasher
- Double garage with internal access
- Lovely fenced garden
- Secluded Pool & BBQ area in complex

Mudgeeraba is surrounded by natural bushland, 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 2-3km 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**

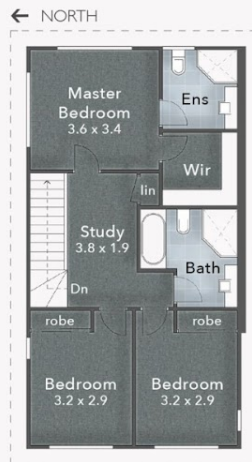


**Andrew Colley**  
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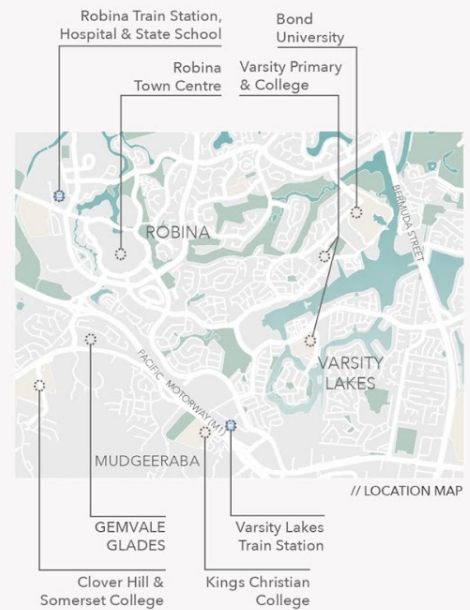
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// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
First Floor



// LOCATION MAP

**GEMVALE GLADES**  
12/181 Gemvale Road  
MUDGEERABA

**FLOOR AREA SIZES**  
Internal 173m<sup>2</sup>  
Deck & Porch 14m<sup>2</sup>  
Total 187m<sup>2</sup> or 20 Squares<sup>2</sup>

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

**puredesign**  
CONCEPTS

**PLANS FOR  
PURPOSE**

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**ANDREW COLLEY**  
PROPERTIES

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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.