

17 October 2019

To Whom it May Concern,

**Rental Value Appraisal – 35/232 Guineas Creek Road, Elanora**

It is my opinion that the property would achieve a weekly rental return between \$510 - \$530 per week.

This rental appraisal is based on comparisons with similar properties and takes into account current vacancies and trends in today's rental market. Prospective buyers should be aware that the rental value of this property may fluctuate in accordance with changes in supply and demand in the market.

With respect to the rental range provided, the lower rental figure would likely appeal to a greater portion of the market and thus allow the property to be rented out quicker. Alternatively, the higher rental figure is designed to test the market and may take longer to achieve.

This rental valuation has been provided to assist you making a sound decision based on your own personal circumstances and financial situation.

Yours sincerely,  
@Realty



**SOLD**

## NEST OR INVEST

Capturing sensational views of Springbrook Mountain from an expansive open plan living area, this brand new partially renovated coastal style villa will tug the heartstrings of downsizers and first home buyers alike. Positioned perfectly with only one neighbouring property, this highly sought-after end unit offers additional privacy and an abundance of natural light that floods the properties beautifully renovated living area. Offering style and class in abundance, this stunning villa is ready for you to call home today.

This property has an estimated rental return of between \$510 - \$530 per week.

### Showcasing:

- A beautifully renovated kitchen with stone benchtops and brand new modern appliances;
- A master suite including a walk-through robe and ensuite;
- A main bathroom situated next to the downstairs guest bedroom including a new spacious vanity with stone benchtops;
- 2 additional large bedrooms with ceiling fans and built-in-robos throughout;
- A single lock-up garage with an additional off-street car park;
- A new balcony with gorgeous Merbau decking capturing views of the Gold Coast hinterland and Kimmulku Koala Reserve;
- Freshly painted throughout with brand new luxe flooring;
- New energy efficient downlights installed throughout;
- An abundance of highly sought-after storage space in the large downstairs storage room;
- A generously sized laundry;
- Hot and cold reverse cycle air conditioning situated in the living area and master suite for comfortable climate controlled living;
- Low maintenance resort style living with a swimming pool, barbecue area and gardens maintained by the live onsite caretaker; and
- NBN high-speed internet available.

Positioned perfectly, this truly unique villa is situated just minutes from a range of great amenities such as The Pines Shopping Centre with a Coles, Woolworths, Kmart and ALDI at your convenience. Alternatively, be spoilt for choice at Robina Town Centre, the second largest shopping centre on the Gold Coast. Here, you can catch a movie, enjoy a wide variety of trendy restaurants or go shopping at high end stores such as Myer, David Jones and Apple. Better yet, your next getaway is never too far away with the Gold Coast International Airport just a short 10

**3 BED | 2 BATH | 1 CAR**

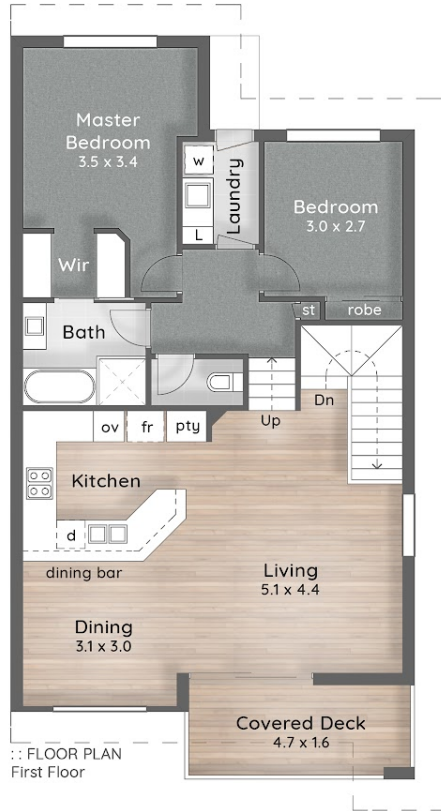
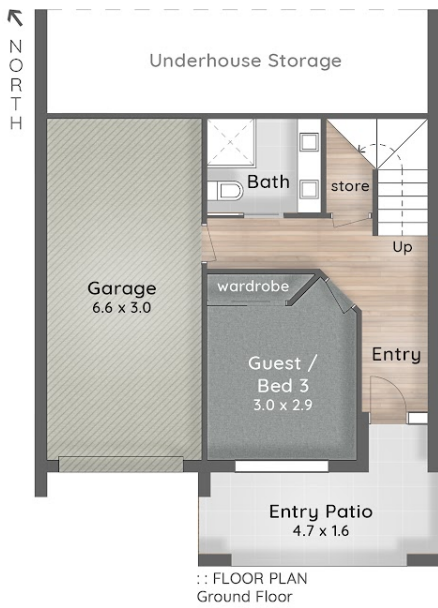
**PRICE:**  
\$393,000

**OPEN FOR INSPECTION:**  
N/A



**Ethan McCann**  
0481454400

ethan.mccann@atrealty.com.au  
[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)



**LEGEND**

- 1. Beachwood Villas | 2. Easy M1 Access
- 3. Currumbin Surf Beach | 4. Pines Shopping Centre
- 5. Boutique Restaurants & Shops



BEACHWOOD VILLAS

35/232 Guineas Creek Road ELANORA

3 Bed | 2 Bath | 1 Car + 1 Off-Street

Internal 143m<sup>2</sup> | Balcony & Patio 17m<sup>2</sup> | Total 160m<sup>2</sup> or 17 Squares



Ethan McCann 0481 454 400

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](http://puredesignconcepts.com.au)

**puredesign** PLANS FOR PURPOSE

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.

**Ethan McCann**  
 0481454400  
 ethan.mccann@atrealty.com.au  
 mccannperkinsrealestate.com.au

