



## FOR SALE

### RELAXED LIFESTYLE TOWNHOUSE

Enjoy the quiet, relaxed lifestyle in this stylish, comfortable, air-conditioned townhouse nestled in a highly sought after, peaceful, boutique complex with tennis court, in-ground pool and barbeque facilities.

Located across the road from the leafy Leviathan Park, only a few minutes to world-class Robina Town Centre with eateries, entertainment and shopping, close to schools and Somerset College, and only minutes to the M1, buses and trains.

The open plan, air-conditioned, living/dining area has floating timber flooring and provides low-maintenance living with contemporary style. The adjoining, spacious tiled kitchen features a stainless steel dishwasher, quality oven and induction cooktop, and looks out to a private entertainer's courtyard.

Upstairs, all 3 bedrooms are carpeted and air-conditioned, and also have ceiling fans and built-in robes. The cleverly designed dual bathroom has a separate bath and shower, and opens to the master bedroom as an en-suite. The master bedroom and the bathroom both have a private leafy outlook to the rear courtyard.

Downstairs, the laundry has outdoor access, the separate second toilet adds convenience, and there is an internal entry to the single lock-up garage.

Within the complex, the landscaped grounds are beautifully maintained by the onsite manager and peace of mind is assured as the complex has coded security gates.

The pool area has been freshly repaved ready for your enjoyment, and don't forget this complex has it's own private tennis court - "Anyone for tennis?"

3 BED | 1 BATH | 1 CAR

#### PRICE:

Offers over \$360,000

#### OPEN FOR INSPECTION:

N/A



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46/31 Leviathan Drive, Mudgeeraba  
 Bed 3 | Bath 1 | Car 1  
 Internal 92.3m<sup>2</sup> | External 32.6m<sup>2</sup> | Total 124.9m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

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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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