



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

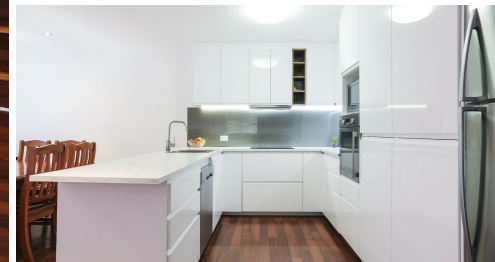
This rental appraisal is based on comparisons with similar properties and takes into account current vacancies and trends in today's rental market. Prospective buyers should be aware that the rental value of this property may fluctuate in accordance with changes in supply and demand in the market.

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

*Ethan McCann*



# FOR SALE

## A SUPERB STATEMENT OF LIFESTYLE AND LUXURY

Flawlessly designed with contemporary finishes throughout, this immaculate 3 bedroom villa has luxury and lifestyle to match. Meticulously renovated with a fine attention to detail, buyers will love the high quality finishes on offer with this 'ready to move in' property. Boasting the best of both worlds, this home is nestled into the tranquil Kimmuloo Koala Nature Reserve and is only a short distance to the pristine world class beaches of the Gold Coast.

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

### Showcasing:

- A flawlessly renovated kitchen with modern appliances and LED strip feature lighting;
- A luxury main bathroom situated next to the downstairs guest bedroom featuring a rainfall showerhead and frameless glass shower screen;
- A large separated open plan living area with a balcony and views of the Gold Coast hinterland;
- A master suite including a walk-through robe and an ensuite renovated to the highest of standards;
- 2 additional large bedrooms with ceiling fans and built-in-robos throughout;
- A single lock-up garage with an additional off-street car park;
- An abundance of highly sought-after storage space in the large downstairs storage room and subfloor area;
- Hot and cold reverse cycle air conditioning situated in the living area, master suite and 2nd bedroom for comfortable climate controlled living;
- Eye catching LED strip feature lighting in the kitchen and laundry;
- 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:

Offers Over \$399,000

### OPEN FOR INSPECTION:

N/A



**Ethan McCann**

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



BEACHWOOD VILLAS

5/232 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

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**puredesign** PLANS FOR  
CONCEPT 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.

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