



# SOLD

## PET FRIENDLY DUPLEX, COURTYARD, NO BODY CORPORATE FEES.

What a little gem! This single-level solid brick Duplex has been tightly held since 2001. With no comparable properties on the market in this area, this spacious residence presents an outstanding investment opportunity plus lifestyle. This one is a must to inspect and ticks all the boxes, no Body Corporate fees to pay, courtyard is huge and it's Pet Friendly. You will love everything about this sought after suburb of Broadbeach Waters, especially the location approximately 2klms from the beach. Just a 2-minute walk to the Moana Park shopping precinct consisting of a general store, seafood cafe, bottle shop, chemist and restaurants. Closeby is the community kindergarten and the Broadbeach Waters Bowls Club. Easy access to pristine patrolled beaches, world-class Golf Courses, parks as well as restaurants, cafes, nightlife and easy access to M1. A few minutes drive to Jupiters Casino, Pacific Fair Shopping Centre, Broadbeach Oasis Shopping Centre, the Gold Coast Convention Centre and Gold Coast Light Rail.

This is a great place for those wishing to invest, raise a family, professionals, retirees, singles or first home buyers. With only one neighbour, no Body Corporate fees and the opportunity to renovate this property is a smart choice.

### Central Kitchen

- Granite bench tops with bull-nose edging
- Near new oven, cook-top and range-hood all less than 12 months old
- Dishwasher, pantry and space for a microwave, (seller may include fridge)
- Stainless steel double sink and ample cupboard space plus pantry.

### Separate Lounge Room and Dining Room

- Generous sized lounge room and is situated just off from the master bedroom.
- Separate dining room off from the kitchen leading out to a private outdoor area and gardens.
- Once outside enjoy all weather entertaining under the covered patio featuring a partly pitched poly-carbonate roof.

### Bedrooms

- There are three bedrooms in total and the third bedroom is being used as an office.
- The large master bedroom has an en-suite, walk-in-robe and sliding doors to the outdoors.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$541,000

OPEN FOR INSPECTION:  
N/A



**Gaylia Griffiths**  
0419879037

gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



1/107 Rio Vista Boulevard, Broadbeach Waters  
 Bed 3 | Bath 2 | Car 3  
 Internal: 104m<sup>2</sup> | External: 30m<sup>2</sup> | Garage: 15m<sup>2</sup> | Total: 149m<sup>2</sup>



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

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.

**Gaylia Griffiths**  
 0419879037  
 gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

