



FOR SALE

A GORGEOUS PARTIALLY RENOVATED UNIT

Overlooking the Kimmulu Koala Reserve from an expansive open plan living area, this brand new partially renovated 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.

Showcasing:

- A beautifully renovated kitchen with stone benchtops and modern appliances;
- A master suite including a walk-through robe and ensuite in original condition;
- A main bathroom in original condition situated next to the downstairs guest bedroom;
- 2 additional large bedrooms with ceiling fans and built-in-robies throughout;
- A single lock-up garage with an additional off-street car park;
- 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 in original condition;
- 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 minute drive from home.

In this highly sought after beachside suburb, you'll be sure to enjoy a picture perfect lifestyle with crystal clear beaches like Palm Beach, Currumbin and Burleigh Heads close by. However, with Tallebudgera Creek just down the road, you'll be spoilt for choice with kilometres of peaceful scenic routes to take the dog for a stroll and countless pristine fishing spots to wet a line. For families who wish to avoid the hustle and bustle of school traffic, this fabulous home is located just minutes from the popular Tallebudgera State School. The local school was recently

3 BED | 2 BATH | 1 CAR

PRICE:
\$415,000

OPEN FOR INSPECTION:
N/A



Ethan McCann
0481454400

ethan.mccann@atrealty.com.au
mccannperkinsrealestate.com.au