



FOR SALE

IMMACULATE VILLA! SIMPLY MOVE ON IN!

Centrally nestled in the gorgeous sought after, secure Valencia Villas, is this immaculate home, requiring nothing, just new owners. Striking new floating timber look flooring, adding timeless character, versatility and low maintenance. Crisp white walls with a flowing floorplan encapsulates a heavenly cross breeze, perfect for our Gold Coast climate. With new Kitchen Appliances, an abundance of bench space, and cupboards galore, the head cook is sure to give this a big tick of approval! The options are endless with your oversized outdoor area, providing a ton of room for friends and family to enjoy year round BBQ/s at yours. Plenty of room for the kids to play, adults to relax, and even a pet. Perfect!

Valencia Villas is a private enclave ideally located at the end of a cul de sac, incorporating stunning facilities, in a secure gated complex, with surprisingly affordable Body Corp Fees, and a very short distance to the upstanding AB Patterson College.

Features:

- Master Bedroom with Wardrobe, Air Con, and a light filled ensuite with oversized Shower and your own private Balcony
- 2nd and 3rd Bedroom both generous in size including roomy wardrobes, with lots of natural light
- Ceiling Fans in all Bedrooms
- Main Bathroom has sky light, offering perfect natural lighting, including both bath and shower
- Large Kitchen overlooking your outdoor entertaining area
- New Kitchen Cooking Appliances and Dishwasher
- New Floating timber look floors installed downstairs
- Open Lounge and Dining area off the Kitchen
- A second multi-purpose room currently used as office space, light filled and very functional
- Separate Internal Laundry which includes a wall mounted dryer that will be staying
- Well positioned downstairs Powder room
- Internal access from the Single Automatic Lock Up garage, with plenty of room for a second car in driveway
- Fantastic generously sized Shed out the back, 2 x 3mtrs, including shelving holding up to 1000kgs
- A raised quaint Garden Bed, suitable for a variety of uses, plentiful lush herbs currently on offer
- Security Screens throughout, both upstairs and downstairs
- Solar Panels, approx. 2.9KW comes with an app for detailed breakdown
- 2 TV Points Downstairs, 2 in Bedrooms

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over \$355,000

OPEN FOR INSPECTION:

N/A



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