



FOR SALE

UNDER CONTRACT

NOW VACANT - THE SELLERS HAVE INSTRUCTED US TO SELL URGENTLY!

Contemporary townhouse in a quiet complex, with a sublime residents pool. Offers versatile and immaculately presented HOUSE SIZED ACCOMMODATION OF 24 squares on 2 levels, and a double garage.

The home is in great condition and is the ideal investment potentially returning \$480 per week coupled with a low body corp at just \$51.28 PW. Positioned so close to the central hub of the Gold Coast, this is going to be a serious money-spinner for your retirement fund as you benefit from massively growing infrastructure. Or, simply move in yourself and make it your own.

This property features:

- RENTAL APPRAISAL AT \$480 PER WEEK
- BODY CORP \$51.28 PW
- 4.96% NET OF BODY CORP RENTAL YIELD
- Open plan Living and Dining with a private balcony affording great views and air conditioning
- 3 Spacious Bedrooms all with ceiling fans and built-in mirrored wardrobes
- Potential to build a study on the ground floor approx 3m x 3m
- En-suite shower, family bathroom & Powder room
- Air conditioning to living room & Master bedroom
- Gourmet Kitchen with stone benches and ample storage, oven, dishwasher and breakfast bar
- Living and dining area with a private balcony affording great views
- Screen doors, fans and blinds throughout
- Only 20 townhouses in the complex
- Double auto garage with direct access
- Secluded Pool & BBQ area in the complex
- Pet-friendly subject to body corp approval

Mudgeeraba is surrounded by natural bushland, is just 20 minutes to Gold Coast airport, 12 minutes to iconic Burleigh Heads beach. Robina Town Centre is less than 5 min drive to the north it's only 50 minutes to Brisbane International Airport. with easy access to the Pacific Motorway and 5 minutes to Robina Train Station.

Some of the Gold Coast's best schools are within 2-3 km away, such as Somerset College, Kings Christian College and Clover Hill State School.

3 BED | 2 BATH | 2 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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