



## FOR SALE

### SPACIOUS & PRIVATE VILLA WITH BACK YARD IN SOUGHT AFTER AREA

After 16 years of enjoyment and family living the owner of this two bedroom Villa is headed to north QLD to reside closer to family and receive help with underlying health issues and offers this wonderfully presented Villa in excellent condition to the market and is a genuinely motivated seller - Move in and enjoy!

This villa is located just a 5 minute drive to Burleigh's beach, shops and cafe precinct, 5 minutes to Robina town centre, 15 minutes to Coolangatta airport with very low outgoings and a very high potential rental yield in a highly sought after pocket of Reedy Creek should be high on any astute buyers shopping list and is a must to inspect and will certainly impress.

Genuine seller looks to relocate and invites all genuine offers to be submitted.

1. Low maintenance private villa in excellent condition
2. Body Corporate Approx \$41 per week
3. High rental demand – approx. \$425.00 - \$475.00 per week
4. GC Council rates approx. \$1,380 per annum
5. Potential for side access parking for boat / trailer / camper van

Walk out onto your private pergola surrounded by established gardens, Let the little ones or fur babies run all day in the spacious fully fenced grassed back yard maintained to perfection gives this property a sizable homely house like back yard feel with room to play, entertain or for a small hobby garden enough room to grow your veggies without having to spend all your time maintaining.

Reedy Creek villas are very hard to come by act now as this unique property will not last long.

Welcome to 7/6 Cardona Court, Reedy Creek the one you have been awaiting.

For more further information, an inspection or an appraisal on your current property call Trent on 0404 980 878 today.

2 BED | 1 BATH | 1 CAR

#### PRICE:

\$365,000 - \$395,000

#### OPEN FOR INSPECTION:

N/A



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Please note:  
This plan is for illustrative purposes and should only be used as a guide. The plan is not to scale and may have some omissions or errors.  
Room sizes where shown are indicative only

 Noble Choice Photography

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.