



FOR SALE

**SOLD FOR \$460,000 BY ANDREW COLLEY
PROPERTIES - 0488 217 803**

This could be a wonderful opportunity for a first home buyer to buy at today's price, hold the property until next August then move in after saving in the meantime. Diamond Hill Estates best position. This awesome 4 bedroom stand-alone townhouse is warm and inviting and perfect for your investment portfolio taking over the current tenant. On the ground level, we have a wide entryway opening out to a spacious living and dining area. The kitchen overlooks this area and there is good flow out to the balcony you can enjoy some pretty delightful panoramic views towards the coast. There is also the 4th bedroom, perfect for a guest or as a home office.

The lower level of the home is complete with three further bedrooms, the master bedroom has its own ensuite and the main bathroom. We also have a laundry and access from two of the bedrooms to an unusually large backyard which offers complete privacy and will be ideal for large gatherings of friends and family.

Features of this stunning property include:

- 4 spacious bedrooms with robes and ceiling fans
- 3 bathrooms
- Pet friendly
- Open plan kitchen, lounge/dining area
- Quality fittings throughout
- Timber decked balcony with exceptional views
- Air-conditioning & ceiling fans to living areas
- Double lock-up garage with internal access
- Separate laundry with external access to the garden

Estate features

- In-ground pool & spa with entertaining area
- Lush established gardens
- Onsite managers

Body Corporate = approx. \$80.47 per week

Gold Coast City Council Rates = approx \$2,036 per annum

Rental Appraisal = \$500 per week

Situated in the growth corridor, Upper Coomera has easy access to the M1 with Brisbane just 35

4 BED | 3 BATH | 2 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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