



**SOLD**

## SELLERS COMMITTED ELSEWHERE - PROPERTY MUST SELL AT AUCTION!

Boasting a newly renovated kitchen and sophisticated open plan living area, this spectacular townhouse awaits you. Offering low maintenance living at its finest and positioned at the end of a quiet complex with only one neighbouring property and views back to the Kimmulu Nature Reserve, this wonderful home offers both privacy and tranquillity. If location and lifestyle are a must, then look no further as this rare property offers tremendous value in the highly sought after suburb of Elanora.

### SHOWCASING:

- A deluxe brand new kitchen with stone bench tops and new appliances;
- Open plan living and a generous sized balcony with views of the surrounding nature reserve and Gold Coast hinterland. Enjoy spotting koalas, kangaroos, possums and kookaburras from the privacy of your own home;
- A generously sized master suite including a walk-through robe and ensuite;
- Two additional bedrooms with ceiling fans and built-in-robos throughout;
- 2nd bathroom off the downstairs guestroom;
- Single lock-up garage with an additional off-street car park;
- Hot and cold reverse cycle air conditioning in the upstairs living area for comfortable climate controlled living;
- An efficient electric heat pump hot water system – expect to save money on power bills;
- Low maintenance resort style living with a swimming pool, barbecue area and gardens maintained by the live onsite caretaker;
- Exquisite new flooring throughout;
- Freshly painted throughout;
- Easy access to the M1;
- 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 for 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-

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$385,000

**OPEN FOR INSPECTION:**  
N/A



**Ethan McCann**  
0481454400

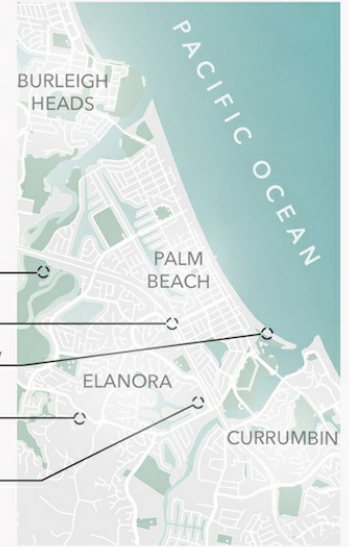
ethan.mccann@atrealty.com.au  
[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)



// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
First Floor



// LOCATION MAP

**BEACHWOOD VILLAS**  
9/232 Guineas Creek Rd  
ELANORA

**FLOOR AREA SIZES**  
Internal 143m<sup>2</sup>  
Balcony & Patio 17m<sup>2</sup>  
Total 160m<sup>2</sup> or 17 Squares

**PROPERTY DETAILS**  
- 3 Bed  
- 2 Bath  
- 1 Car + 1 Off-Street

**pure design** PLANS FOR PURPOSE

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Ethan McCann 0481 454 400

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.

**Ethan McCann**  
0481454400  
ethan.mccann@atrealty.com.au  
[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)

**@realty**