



## FOR SALE

**SELLER MEETS THE MARKET WITH PRICE - GET IN QUICK PRIVATE INSPECTIONS WELCOMED - ENTER FROM KENNEDY DRIVE**

Move-in sit back and do nothing to this beautiful home that has been maintained to the highest degree.

### FEATURES INCLUDE:

- Open plan living/kitchen/dining
- Timber decking with sail looking out to the Hinterland
- Study/Retreat room with ceiling fan
- Gourmet chefs style kitchen with Blanco 4 burners gas top and electric wall oven, as well as a Bosch dishwasher
- Large walk-in pantry
- 4 large bedrooms all with ceiling fans
- Master with an ensuite, walk-in robe all behind mirrored sliding doors
- Double lock-up garage with internal access

### ADDITIONAL FEATURES :

- 6 KW solar
- Fully fenced rear yard
- Ducted heating and Cooling
- Low maintenance landscaped gardens
- All windows key looked

Rates \$2685.55 per annum

Rental \$900 PW

Land size: 1197m2

Built: 2008

### LOCATION :

Set in the exclusive THE VIEW Estate with valley views and out to the Surfer Paradise skyline.

**4 BED | 2 BATH | 2 CAR**

### PRICE:

**\$970,000 - \$1,000,000**

### OPEN FOR INSPECTION:

**N/A**



**Sharon Smythe**

**0412195500**

[sharonsmythe@atrealty.com.au](mailto:sharonsmythe@atrealty.com.au)

[smytheproperties.com.au](http://smytheproperties.com.au)

# 3 Mount Bilinga Circuit BILAMBIL HEIGHTS 2486



Total Floor Area 231.3 sqm - Land Area 1197sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.