

# FOR SALE

3  | 2  | 1 

UNIT 52/62-74 FRANKLIN DRIVE, MUDGEERABA, QLD, 4213



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## UNDER CONTRACT

Spacious, Immaculate and an excellent opportunity for a home buyer or astute investor to secure this exceptional and spacious townhouse within a short stroll to the Mudgeeraba shopping centre, great cafés and restaurants - talk about convenience!

Designed to maximise space with generously proportioned interiors, modern kitchen, quality fittings and fixtures and outdoor entertaining, offers loads of space to relax, play and entertain in a quiet family friendly complex

**PRICE:**  
**\$330,000**

**OPEN FOR INSPECTION:**  
**N/A**

### FEATURES




- . Wonderfully spacious open floor plan set over 77m2
- . Integrated living/dining zone enjoys abundant natural light
- . Sundrenched entertaining re-garden with privacy
- . Welcoming front court yard with easy flow to living
- . 3 Excellent sized bedroom, including master with en-suite
- . Gourmet kitchen with loads of cupboard + bench space
- . Modern fully tiled bathrooms features separate WC
- . Single lock up garage with internal access
- . Well maintained complex with security gate, in-ground pool
- . Great investment opportunity attracting strong rent returns
- . Within a short stroll to Mudgeeraba shopping centre



**Sandra Liebenberg // 0437081639**

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## Villa 52- 62 Franklin Drive, Mudgeeraba

 **Professionals**  
Mudgeeraba

Land 731m<sup>2</sup> | Bedroom 3 | Bathrooms 2 | Living 1 | Garage 1  
Total approximate covered Floor Area 129m<sup>2</sup>



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.

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