



# FOR SALE

## SOLD BY JAYSON EDWARDS

No need to pinch yourself, this is the one you've been waiting for! Brick and tile duplexes like these are hard to find. With great bones, all the hallmarks of a family home and a nice grassy backyard, there's no shortage of potential for what you could do with this property to make it your own. For the investors out there, this one is prime for fabricating growth through a cosmetic renovation or simply as a set and forget addition to your portfolio, with ultra-low maintenance and attractive rental potential.

### Property Hallmarks:

- Duplex as big as a house, intelligent build maximises both under-roof and yard space
- Three bedrooms upstairs, master with WIR and ensuite. ceiling fan and AC split
- Main bathroom services upstairs bedrooms
- Fourth bedroom on main level, perfect for home office
- All bedrooms with BIR and ceiling fans
- Large, open-plan kitchen, living and dining area with A/C split
- Laundry and powder room on main level
- Covered deck overlooking fully fenced backyard, perfect for kids and pets
- Large approx. 6m x 6m double garage with an extra under house storage area
- Low maintenance gardens, minimal work and/or financial burden

### Location and Infrastructure:

- 2 minutes to local shopping centre with IGA, Highland Park Tavern and more
- 2 minutes to William Duncan State School
- 3 minutes to Pacific Motorway (M1)
- 7 minutes to Emmanuel College
- 9 minutes to Emerald Lakes Golf Club
- 12 minutes to Robina Town Centre
- 12 minutes to Palm Meadows Golf Course
- 16 minutes to Pacific Fair Shopping Centre
- 18 minutes to Broadbeach Bars, Restaurants and Beaches
- 27 minutes to Gold Coast Airport (Coolangatta)

Marketing agent Jayson Edwards says "these are the type of properties that are always sought after. It's in a great location, with enough space for families big and small but not outrageously expensive, so you get the best of both worlds."

4 BED | 2 BATH | 2 CAR

### PRICE:

Contact Agent

### OPEN FOR INSPECTION:

N/A



**Jayson Edwards**

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1/74 Kincaid Drive HIGHLAND PARK

4 Bed 2 Bath + Powder 2 Car + Off-Street

Internal 178m² | Decks 12m² | Underhouse Storage 31m² | Total 221m²



Jayson Edwards 0423 763 830

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space brought to life

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.

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