



# SOLD

## SOLD BY ROBYN WIGMORE!

This lovely villa offers so much, for so little! Tucked away in the corner of a quiet, pet friendly complex at the end of a cul-de-sac you will love living next to the reserve where you can walk, ride your bike, play with the kids or even go and sit by the river and relax. With ultra low body corporate levies, this is an affordable lifestyle for singles or couples entering the market or retirees winding down. You will be hard pressed to find a villa that has a shed like this one - lined and air conditioned ready for a home office, 'man cave', craft room, guest quarters or media room. Mark the open home in your diary or you may just miss out on this fantastic home, realistically priced for this market.

**Property Features Include:**

- Single level duplex plus extra shed
- Private grassy area with established gardens at front - feed the birds!
- Air conditioned living area with near new carpet (beautiful under foot!)
- Spacious master bedroom with 2 mirrored robes & ceiling fan
- Second bedroom with built in robe and ceiling fan
- Bathroom plus separate toilet
- Kitchen with stainless steel gas cooktop (bottled gas)
- Dining room off kitchen, opens to outdoor entertaining
- Stunning private, enclosed rear courtyard with established gardens
- Lovely covered alfresco dining area
- Single auto garage with internal access
- Laundry in rear of garage
- Garden shed for tools
- Solar hot water - great savings!
- BONUS:** single garage converted into storage and room!
- At one end you can open the roller door and use 1/3 of the garage for storage/workshop
- At the other end enjoy a fully lined, air conditioned room, perfect for any number of uses
- Gate opens to shed - ideal to bring through a trailer
- LOW Body corporate levies of approx. \$24 per week
- Would rent for approx. \$340 per week
- Stunning park backs your duplex - feels like you are on an acreage!

**Fantastic Location:**

Easy stroll to the Nerang River, parklands & playground

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

**PRICE:**  
\$313,000

**OPEN FOR INSPECTION:**  
N/A



**Robyn Wigmore**  
robyn.wigmore@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)