



# SOLD

## A SUPERB STATEMENT OF QUALITY AND STYLE

Flawlessly designed with sophistication and lifestyle in mind, this modern 3 bedroom villa is in a class of its own. With luxe finishes throughout, including genuine Spotted Gum timber flooring, high-end kitchen appliances and a custom-designed entertainment feature wall, this one-of-a-kind villa will make you feel like you're on a permanent vacation. Boasting the best of both worlds, this home is nestled into the tranquil Kimmulu Koala Nature Reserve and is only a short distance to the pristine world-class beaches of the Gold Coast.

This villa is situated in a pet friendly complex and is already fenced off along the rear and one side of the backyard. For parents, pet owners or anyone seeking additional privacy, the backyard can easily be converted to a fully fenced yard by installing a gate to the existing right side fence.

The estimated rental return of this property is \$760 to \$810 per week.

Key features include:

- A deluxe kitchen with stone bench tops, high end appliances and an induction cooktop;
- A luxury main bathroom and master ensuite renovated to the highest of standards;
- A custom built entertainment feature wall;
- Open plan living and a private balcony that boasts uninterrupted views of the surrounding nature reserve. Enjoy spotting koalas, kangaroos, possums and kookaburras from the privacy of your own home;
- 3 large bedrooms with ceiling fans and built-in-robos throughout;
- Master bedroom including a walk through robe and a beautifully renovated ensuite;
- Single lock-up garage with an additional off-street car park;
- An abundance of highly sought-after storage space in the large downstairs storage room and attic that includes a pull-down staircase;
- Hot and cold reverse cycle air conditioning built into the entertainment feature wall for comfortable climate controlled living;
- Low maintenance resort style living with a swimming pool, barbecue area and gardens maintained by the live onsite caretaker; and
- 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 at your convenience. Alternatively, be spoilt for choice at Robina Town Centre, the second largest

3 BED | 2 BATH | 2 CAR

PRICE:  
\$756,500

OPEN FOR INSPECTION:  
N/A

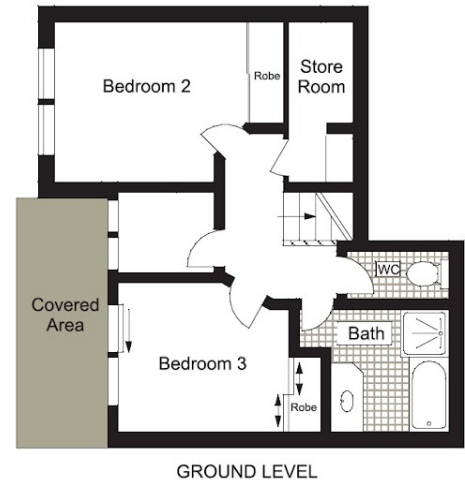
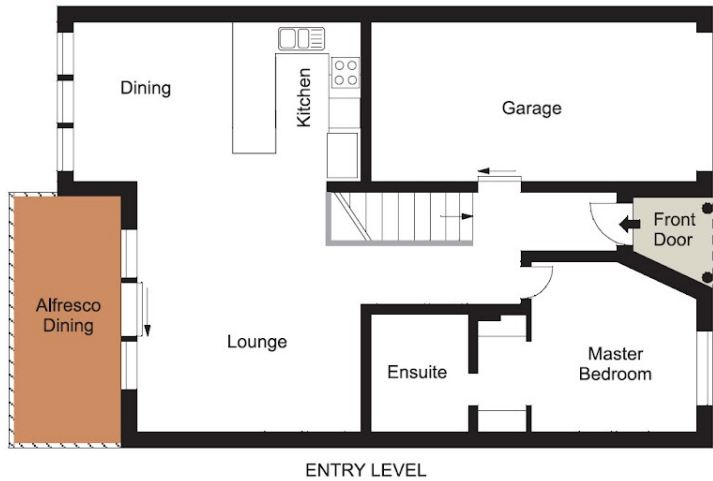


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# Unit 12, 232 Guineas Creek Rd, Elanora

Internal = 108m<sup>2</sup>  
External = 36m<sup>2</sup>  
Total = 144m<sup>2</sup>



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.