



**SOLD**

## A STYLISH TOWNHOUSE SURE TO TICK ALL THE BOXES

Boasting a beautifully renovated kitchen and a sophisticated open plan living area, this spectacular townhouse awaits your immediate enjoyment offering low maintenance living at its finest. Positioned towards the end of a quiet complex, with views of the Kimmulu Nature Reserve, this well presented villa offers both natural light and tranquillity in abundance. If location and lifestyle are a must, then look no further.

### SHOWCASING:

- A deluxe kitchen with stone benchtops and modern appliances;
- Open plan living and a generously sized balcony with views of the surrounding nature reserve. Enjoy spotting koalas, kangaroos, possums and kookaburras from the privacy of your own home;
- A spacious master suite including a walk-through robe and ensuite;
- Two additional bedrooms with built-in-ropes;
- A main bathroom conveniently situated next to the downstairs bedroom;
- A single lock-up garage with an additional off-street car park;
- Hot and cold reverse cycle air conditioning in the upstairs living area for comfortable climate controlled living;
- An abundance of highly sought-after storage space in the large downstairs storage room;
- A generously sized laundry including a new stone benchtop;
- Low maintenance resort style living with a swimming pool, barbecue area and gardens maintained by live onsite caretakers;
- NBN high-speed internet available;
- A well manicured yard that backs onto the nature reserve including a newly laid paved area;
- The complex is pet friendly and backyards are capable of being individually fenced off from one another (subject to body corporate approval).

Positioned perfectly, this truly unique villa is situated just minutes from a range of great amenities such as Palm Beach Parklands, 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 shopping centre on the Gold Coast. Here, you can catch a movie, enjoy a wide variety of trendy restaurants or go shopping at high end stores such as Myer, David Jones and Apple. Better yet, your next getaway is never too far away with the Gold Coast International Airport just a short 10 minute drive from home.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$760,000

**OPEN FOR INSPECTION:**  
N/A



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DRIVEWAY ACCESS TO  
GUINEAS CREEK ROAD

- 3 Bed
- 2 Bath
- 1 Car + Off-Street

Internal 140m<sup>2</sup>  
Balcony & Patio 17m<sup>2</sup>  
Total 157m<sup>2</sup> or 17 Squares

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CONCEPTS purpose

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