

12/1 ALVEY COURT, MUDGEERABA, QLD, 4213



**SOLD**

**MOVE IN TODAY NOTHING TO DO LAST....OPEN HOME SUNDAY 24TH AT 10 - 10.30 AM OFFERS CLOSE WED 27TH**

'Wynd Villas' This modern townhouse is a cut above the rest. Located and perfectly positioned in a secure, peaceful boutique friendly community of only 20 homes, in a green oasis.

Location, lifestyle and practicality are perfect, just minutes from local shops, Robina Town Centre, the M1, and some of the best schools a walk to Somerset, close to Clover Hill & Kings, and a short 10 min drive to the beaches of the Gold Coast.

**FEATURING:**

- . 2 storey villa + garage
- . 3 generous bedrooms, with ample storage
- . 2.5 Bathrooms including downstairs powder room
- . Large kitchen with study nook
- . Open-plan living/dining room
- . Air-conditioned
- . Ceiling fans
- . Double garage and storage
- . 2 large private decks
- . Pet friendly
- . Sunny breezy East facing, overlooking bushland
- . Shared pool and BBQ area
- . No on site management
- . Gated - secure community
- . Built in 2011

- . Inviting offer til Wed 27th
- . Rental Appraisal \$830 pw
- . Rates approx \$2414.50 pa
- . Body corporate approx \$115.00 pw

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

**PRICE:**  
\$815,000

**OPEN FOR INSPECTION:**  
N/A

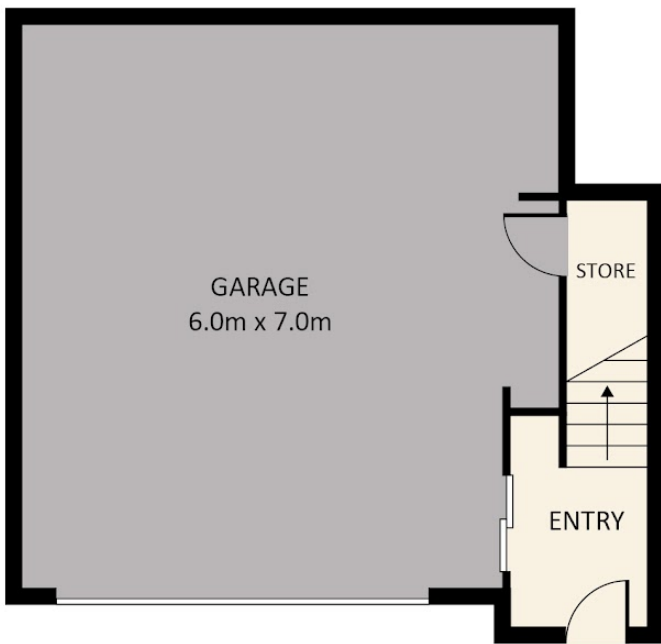
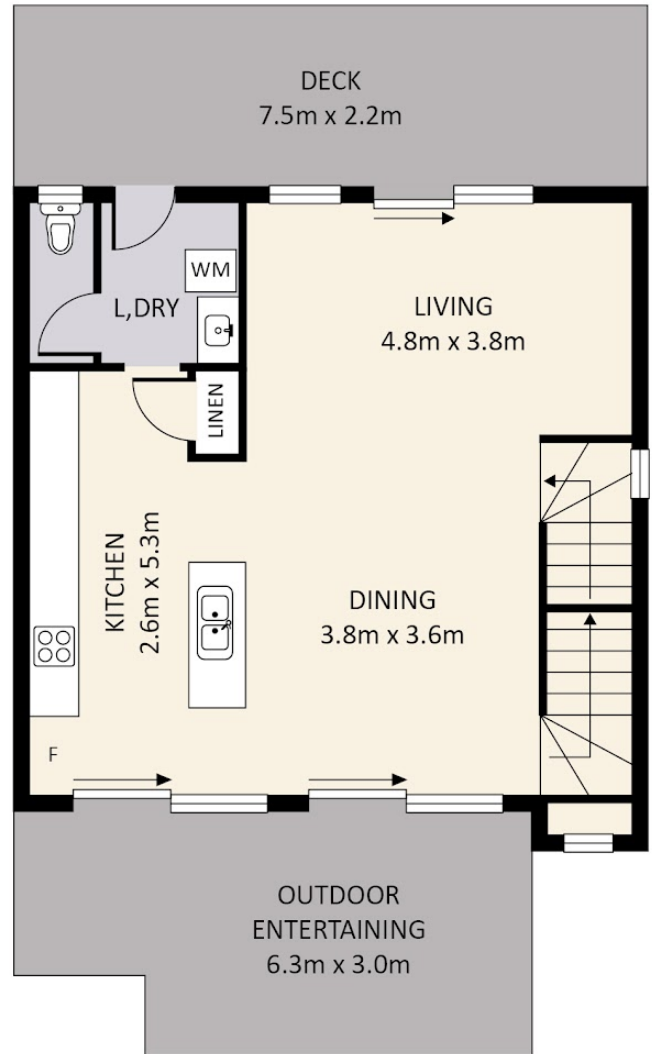
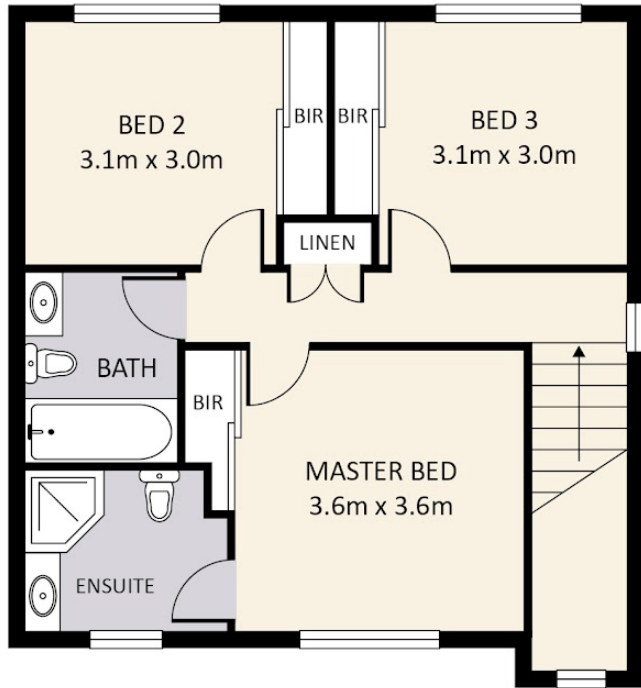


**Gregg Hewitt**  
**0413442229**  
gregg@atrealty.com.au  
Gregg Hewitt

# 12/1 Alvey Court Mudgeeraba



Internal 121m<sup>2</sup> | External 35m<sup>2</sup> | Garage 45m<sup>2</sup> | Total 201m<sup>2</sup>



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

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.

