



**SOLD**

## A STYLISH END-UNIT TOWNHOUSE WITH SCENIC KOALA RESERVE VIEWS

Boasting a modern renovated kitchen and a sophisticated open plan living area, this spectacular townhouse awaits your immediate enjoyment offering low maintenance living at its finest. In prime position at the end of a quiet complex with only one neighbouring property and views of the Kimmulu Nature Reserve, this stylish townhouse offers both privacy and tranquillity. If location and lifestyle are a must, then look no further as this rare property offers tremendous value in the highly sought after suburb of Elanora.

### SHOWCASING:

- A deluxe kitchen with stone bench tops and modern appliances;
- Open plan living and a generous sized balcony with views of the surrounding nature reserve and Gold Coast hinterland. Enjoy spotting koalas, kangaroos, possums and kookaburras from the privacy of your own home;
- A master bedroom suite including a beautifully renovated ensuite; walk-through wardrobe, air-conditioning and ceiling fan;
- Two additional spacious bedrooms with ceiling fans, built-in-robos and air-conditioning in the downstairs bedroom;
- A main bathroom adjacent 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;
- 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.

This property has an estimated rental return of \$800 to \$850 per week.

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 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

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

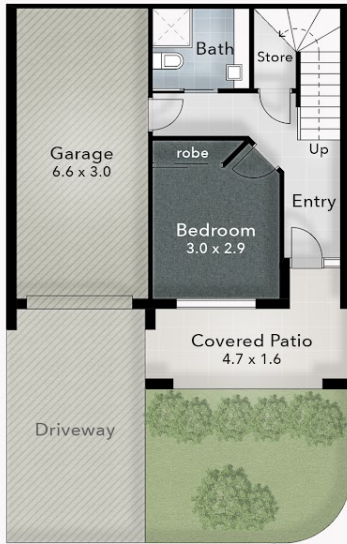
**PRICE:**  
**\$800,000**

**OPEN FOR INSPECTION:**  
**N/A**



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// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
First Floor



// LOCATION MAP

**BEACHWOOD VILLAS**  
9/232 Guineas Creek Rd  
ELANORA

**FLOOR AREA SIZES**  
Internal 143m<sup>2</sup>  
Balcony & Patio 17m<sup>2</sup>  
Total 160m<sup>2</sup> or 17 Squares

**PROPERTY DETAILS**  
- 3 Bed  
- 2 Bath  
- 1 Car + 1 Off-Street

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concepts PLANS FOR PURPOSE

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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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