



# SOLD

## A SUPERB STATEMENT OF QUALITY AND STYLE

Flawlessly designed with sophistication and lifestyle in mind, the owners of this modern 3 bedroom villa have spared no expense when renovating this property into 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 equipped with state-of-the-art technology, 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.

### Key features include:

- A Deluxe kitchen with stone bench tops, high end appliances and an induction cook top
- A luxury main bathroom and master ensuite renovated to the highest of standards
- A custom built entertainment feature wall with an ultra-modern 4K Sony television and premium Bose sound system included in the sale
- 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 in to 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
- 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 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 | 0 CAR

PRICE:  
\$470,000

OPEN FOR INSPECTION:  
N/A



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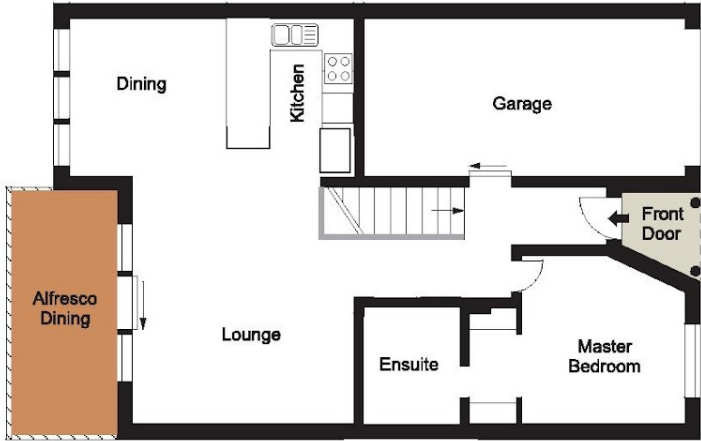
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# Unit 12, 232 Guineas Creek Rd, Elanora

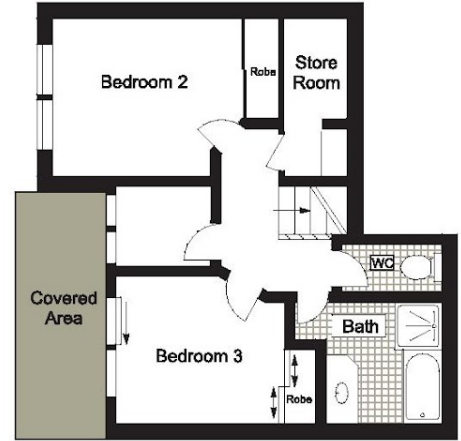
Internal = 108m<sup>2</sup>

External = 36m<sup>2</sup>

**Total = 144m<sup>2</sup>**



ENTRY LEVEL



GROUND LEVEL

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.