## 7 GREENSBOROUGH CRESCENT PARKW ( ANDREW COLLEY













# **FOR SALE**

### UNDER CONTRACT BY ANDREW COLLEY **PROPERTIES**

Welcome to this beautifully maintained single-level home in one of Parkwood's most sought-after pockets. Set on a generous 707m<sup>2</sup> block, it offers the perfect combination of family comfort, modern style, and effortless entertaining. It has a renovated kitchen, open-plan living, a sparkling inground pool, and room for all your vehicles and toys.

#### **Property Features**

- Four spacious bedrooms, including a master with a walk-in robe and ensuite
- · Two large living rooms
- Renovated gourmet kitchen with 40 mm stone benchtops and quality appliances
- · Multi-zoned ducted air conditioning and ceiling fans throughout
- Wood-burning Fireplace for cosy winter evenings
- · Covered alfresco entertaining area overlooking in-ground pool and manicured gardens
- Triple lock-up garage + triple shade sail carport + drive through Garage + hard standing for a jet ski trailer
- 22 solar panels (5kW) for energy efficiency
- · Rainwater tank, garden shed, and ample storage

Outgoings Water Rates \$982.44 pa Rates \$1,691.72

#### Lifestyle & Location

A rare offering in Parkwood, this home delivers the ultimate family lifestyle, perfectly positioned within walking distance (4 minutes) to Arundel Plaza and just 5 minutes to the M1, G-Link light rail, 11 minutes to Griffith University, Gold Coast University Hospital, schools, golf courses, and major amenities. Ideal for families or anyone seeking space, convenience, and a relaxed, resortstyle backyard.

For more information or to arrange your private viewing, contact Andrew Colley Properties | @realty

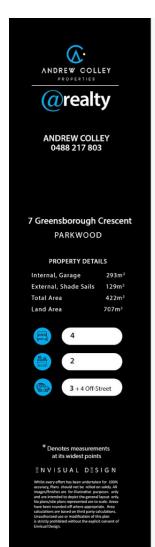
## 4 BED | 2 BATH | 6 CAR

PRICE: **UNDER OFFER** 

**OPEN FOR INSPECTION:** N/A



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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.

