

# 37/45 LANCASHIRE DRIVE MUDGEERABA



## FOR SALE

### AS NEW APP 2 YEARS OLD CONTEMPORARY, STYLISH AND LUXURIOUS HOME

Set amongst a stunning bush setting, this immaculate 3 bedroom home is approximately 2 years old. It is situated in the secured and well managed complex Jacaranda Ridge where small pets under 10kg are welcome. Private, spacious, open and breezy with an ideal layout, this property would be a pleasure to come home to. Ideally located within walking distance to Kings College and short distance to Somerset College, Hillcrest and Clover Hill. Access to freeway, Robina Shoppig Centre, train station and stunning Gold Coast beaches are all within minutes.

- . Spacious open plan kitchen with granite bench top and smeg appliances.
- . seperate dining and open plan living with access to deck area.
- . air conditioned spacious master with large walk in robe and ensuite
- . + 2 great size air conditioned bedrooms with built in robes
- . double lock up garage + 2 car spaces
- . small pet under 10kg allowed
- . fans throughout + 4 air conditioning units
- . large water tank
- . Gas hot water system and cook top
- . low maintenance yard
- . insulated throughout

The facilities include:

- . Stunning and spacious pool & surrounded by a beautiful bush setting.
- . Gym & Sauna
- . BBQ area + Common room

Rental estimate: \$500 p/w

Rates: \$730.73 per 6 months

Water rates: 260.69 per quarter

Body corp Disclosure Fees: App \$66p/w with 20% discount - \$3469.25 p/y

Inspect by appointment. Make an offer.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$499,000

OPEN FOR INSPECTION:  
N/A



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Enclosed Area 160.0 sq m  
 Garage 36.9 sq m  
 Patches & Balconies 44.8 sqm  
 TOTAL 241.7 sq m



JACARANDA  
 VILLAS WITH VIEWS

VILLA TYPE D



GROUND FLOOR



MID FLOOR



UPPER FLOOR

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.