



## FOR SALE

### INVEST FOR YOUR FUTURE - CENTRAL & SECURE LOWSET VILLA - WITH RESORT STYLE FACILITIES!

The stylish 'Lakeland Villa's' Community is located in a desirable and convenient area of the central Gold Coast. If you're looking for that sound investment, or a low maintenance home to downsize into later - you don't want to go past this one!

Within only a few mins walk to the local shops, BP Service Station, Bottle shop, The German Club, Mike's Kitchen, McDonald's Restaurant, Merrimac Tavern, and Public Transport is very accessible as are well respected Public & Private Schools, Independent College, Medical Centre/Chemist/Dentist and Child Care within 10-15mins walking distance.

The neat property is only a short stroll to a large parkland space within the community, and features massive pool plus kiddie's pool, heated spa, sauna, huge games/rec room and kitchen for parties, fully equipped gym, sunny deck with bbqs and tables for entertaining.

Properties like these are in high demand, so you had best be quick! For more information or an inspection please call Fergus today!

#### Property Features:

- Single level lowest villa solid rendered brick and tile construction
- Bright open plan living space
- 3 bedrooms with double built in robes and ceiling fans
- Master bedroom with en-suite
- Ceiling fans in all bedrooms
- Large main bathroom with sep WC
- Sizable kitchen with 2pac cabinetry and dishwasher
- Covered patio adjoins dining area and neat private backyard
- Air conditioning in living and dining area
- Single lock up garage with extra cars space (plus plenty of visitors parking available)
- Internal access from garage to the property
- Secure gated community with intercom and great onsite manager
- Security screen front door and back sliding door

3 BED | 2 BATH | 2 CAR

PRICE:  
\$349,000

OPEN FOR INSPECTION:  
N/A



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TOTAL APPROX. FLOOR AREA 113.0 SQ.M. (1216 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.