

14 WITNEY COURT, ALEXANDRA HILLS, QLD, 4161



# FOR SALE

## SINGLE LEVEL HOME + GRANNY FLAT + SIDE ACCESS FOR BOATS/CARAVANS!

Ladies and gentlemen, we have a wonderful lifestyle or investment opportunity for you here!

Situated on a large 657m2 corner block in a quiet street is this great single-level family home.

The bathroom, kitchen, laundry and tiles are modern and were renovated only a few years ago.

The kitchen has an island bench and dishwasher and there is air-conditioning plus ceiling fans.

There is also a separate granny-flat with 2 bedrooms, a bathroom, and scope for a kitchenette.

This format provides independent living to extended families or parents-in-law or adult children.

The granny-flat also facilitates extra income for owner-occupiers or double income for investors.

There is large, private, covered outdoor entertainment area with freshly painted decking timbers.

And there is also a double garage that could be used as a rumpus area or a workshop or storage.

The home also has a large concrete area that will be perfect for caravans, boats, trailers, vehicles.

The corner block position and colorbond fence offer great privacy and security for kids and pets.

Conveniently located near local schools, shops and childcare facilities, everything is close to hand.

Parks, walking trails, sporting fields and the bay are nearby, providing the essence of coastal living.

And it's only 35 mins to Brisbane CBD, 50 mins to Gold Coast, and just 8 mins to the water's edge!

5 BED | 2 BATH | 6 CAR

### PRICE:

Please Contact For Price

### OPEN FOR INSPECTION:

Aug 8 at 10:30am - 11:00am

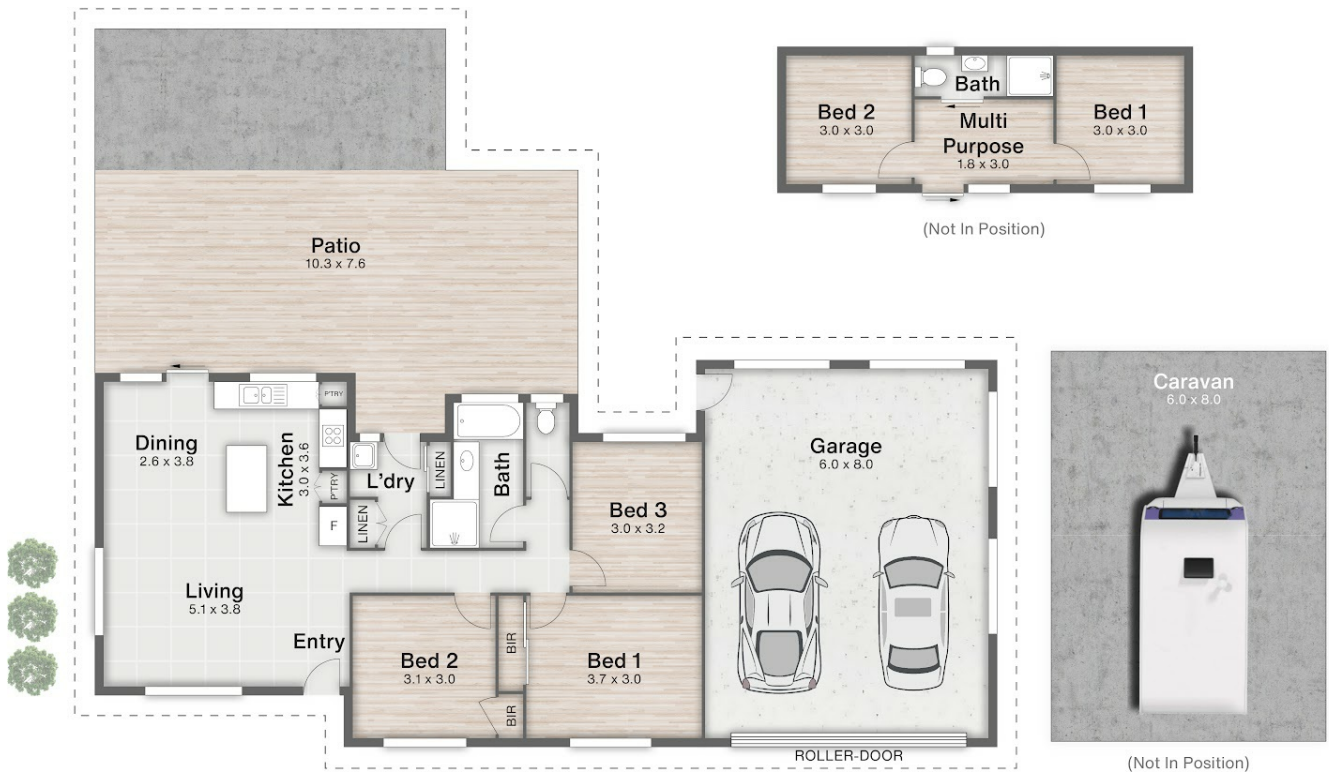


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5 | 2 | 6 | 209m<sup>2</sup> | 657m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.