

1/65 Woodland Drive, Reedy Creek, Qld 4227

 Coastal

Duplex/Semi-detached For Sale

Friday, 12 April 2024

1/65 Woodland Drive, Reedy Creek, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



Ilona Barry

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Interest over \$799,000

Situated in an outstanding location within an easy walk to schools, local shops and transport, this well-presented duplex has been freshly painted, features new carpet and provides an outstanding opportunity to just move in and relax. There are no body corporate fees here, only a shared insurance with your next-door neighbour. The yard space is huge and provides ample room for a swimming pool, to extend the home or just a great place for the kids and pets to enjoy some outdoors time. This well-presented property is the perfect option for your first home, investment property or an ideal downsize option with local shops and transport at your doorstep.

Property Specifications:

- Modern kitchen includes a gas cooktop, oven, rangehood and dishwasher
- Open plan living and dining area
- Three bedrooms appointed with built-in robes and ceiling fans. Master bedroom includes ensuite bathroom
- Tidy main bathroom featuring shower and bath, vanity and toilet
- Large fully fenced, flat backyard with plenty of green space for children and pets to play and room to install a pool or extend the existing home.
- Single lock up garage plus off street parking for two additional vehicles
- Split system air-conditioning, ceiling fans and security screens
- Linen cupboard
- Laundry space in garage
- Garden shed
- Gas hot water
- Walk to Reedy Creek Village shops, supermarket and services plus acclaimed schools, Hillcrest Christian College, King's Christian College and Gold Coast Christian College
- Easy access to M1 motorway, plus close to playgrounds and parklands
- 1.5km to Varsity Lakes Train Station, 4km to Robina Town Centre, 5km to Robina Hospital (approx.)
- Just 7km from iconic Burleigh Beach and its cosmopolitan cuisine and shopping scene (approx.)

Rental appraisal: Approx \$800 per week
Council rates: \$1,207 per half
Insurance: \$1032 per annum for this property (shared insurance with neighbour totalling \$2064 per annum)

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.