

1 Kinloch Avenue, Benowa Waters, Qld 4217

Professionals

House For Sale

Saturday, 2 December 2023

1 Kinloch Avenue, Benowa Waters, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: House



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Offers Above \$1,300,000

An exceptional opportunity awaits the astute purchaser. This property offers the flexibility to either embark on potential development and enjoy the benefits or renovate to create your ideal home. This home is in impeccable condition, featuring raked ceilings, modern kitchen, and bathrooms. Additionally, it provides generous parking space with double garage plus large rear yard with separate access, suitable for a boat, caravan, or tradesman vehicles.

Property Features:

- Three bedrooms, master with ensuite
- Generous living with high raked ceilings
- Light filled kitchen with ample bench space
- Bosch appliances and gas cooktop
- Three bedrooms, master with ensuite
- High pitched alfresco entertaining area
- Sun drenched north facing swimming pool
- Near new ducted air conditioning
- Double lock up garage with storage and workshop
- Rear yard with side access ideal for additional vehicles
- Generous 784m² block with garden shed and rainwater tank

Outgoings/incomings

- Council rates - approx. \$1,325* per half year
- Water rates - approx. \$315* per quarter
- Rental return - approx. \$950 - \$1,000* per week

Close proximity to:

- Benowa High & Primary School (school catchment)
- St Kevins Primary School
- St Hildas (Private Girls School)
- TSS (Private Boys School)
- Benowa Gardens shopping centre
- Benowa Village Shopping centre
- Pindara Hospital
- Rosser Park & Botanical Gardens

Why we love Benowa Waters... The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & dog off leash areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.*approximate