

# 104/1 Bridgman Drive, Reedy Creek, Qld 4227



## Villa For Sale

Friday, 19 January 2024

104/1 Bridgman Drive, Reedy Creek, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Sandra Hadfield  
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## Offers over \$690,000

This appealing single level villa in popular Bentley Park is a pleasure to offer to the market. Live in it or rent it out, it's a trouble-free property that will tick all of your boxes. Well maintained over the years and boasting a new kitchen in classic black and white, this property is sure to meet your brief. With its practical floor plan and low maintenance brick exterior, it's hard to fault this home but let's look at what else is on offer, just to be sure: \* spacious open plan living and dining \* generous new kitchen with modern appliances including a gas cook top, ample storage and bench space \* 3 double bedrooms, all with wardrobes \* ensuite with walk-in shower and a great sized family bathroom \* air conditioning in the living area and ceiling fans throughout \* gas hot water system \* single garage with auto door opener, internal access and houses a functional laundry \* fully fenced generous back and side yard, secure for children and a pet \* currently tenanted until 27th March to a tenant who would love to stay on This home is conveniently located in easy walking distance of highly rated private schools and Varsity Lakes train station. Bus stops, Woolworths supermarket, medical centres and other retail and service outlets are also just a stroll away. Leave the car at home! The entrance to the M1 north is at the nearby intersection and a short drive will take you to the M1 south and all the facilities on offer at Robina and Burleigh, including Robina Town Centre mall with its myriad of shopping and entertainment options, and the beautiful Burleigh Beach. Bentley Park is a quiet, respectful complex, gated at night and well managed by efficient and committed onsite managers/rental agents. The complex boasts a resort standard in-ground pool, BBQ area, gate intercom, tennis court, sauna and a very well equipped gymnasium. Cancel your outside membership! Bentley Park is pet friendly for 1 pet per household, with Body Corporate approval. There is a Council playground nearby for residents' use. \* Body Corporate levies approx. \$80 per week including building insurance \* shared water billing \* Rates \$1,213 (last bill August 2023) \* Rent of \$700 per week is achievable Viewings will be by appointment only. (Listing ID: 21126182 )