

**11/8 Kilpatrick Court, Highland Park, Qld 4211**



**Sold Townhouse**

Friday, 10 November 2023

**11/8 Kilpatrick Court, Highland Park, Qld 4211**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: Townhouse**



Greg Parker  
0417602486

**\$560,000**

Superbly Located & Well-Presented 'Nothing to Do' 3 Bed + Study Townhouse in Central Highland Park Great Views & Great Value! This well-presented (nothing to do or spend) townhouse offers 3 bed + study nook + 2 WC's and will tick all the boxes for a variety of purchasing categories; for this reason alone, it's an absolute 'must inspect' The three beds upstairs plus the optionality of the garage (5.3m x 3.0m) to be a 4th bedroom – even independent living because of its separate entrance - will definitely suit families, even extended families including generational families. For those wanting space for a home office/business, again that garage is ideal. For those requiring multiple car options, even using the garage for other purposes, you have two off-street spots and there is plenty of visitor parking nearby. Now let's talk location. You are positioned in a quiet cul-de-sac of just 13 townhouses in the increasingly popular central suburb of Highland Park, with every amenity you desire within a short drive, even walk! Yes, the kids can easily walk 400m to the primary school and the bigger kids have just a kilometre walk to the high school. The popular Highland Park shopping centre is 600m and a 4-minute drive will see you in Nerang central with close on 20 individual eateries and all the bulk shopping needs you might desire (Bunnings, Officeworks etc). Yes, this one is well worth an inspection & to aid you in your 'inspection decision' I have included a detailed features summary below, plus check out the individual photos, also the site plan I have provided. When you do come to inspect, spend time looking at the vista of the northern Gold Coast skyline from your master bedroom balcony. It's spectacular at night or at sunrise! Also, think about the optionality of the garage and how it might best suit your family combination. Then, spend time looking at the possibilities of your large, private outdoor covered area. Yes, the 'green thumbs' will drool at the possibilities of adding substantial value and appeal here. I look forward to seeing you and arranging an amicable win-win scenario for you and my vendor who has given me clear instructions to sell.

**Features Include:** Complex & Location – hard to Beat:- Small complex of just 13 townhouses- Moderate BC levies- Townhouse 11 located at rear of complex in cul-de-sac – no passing traffic - Off-street parking for 3 vehicles + abundant visitor car parks nearby- Sparkling pool in easy walking distance- Access to grassed area at back- Pets permitted with approval- 700m to Highland Park Shopping Centre (IGA, hotel, eateries, Chemist, Medical Centre, Garage/Fuel & more) - 1.9k's to Nerang Central (11 eateries, Bunnings, Officeworks - everything!) - 400m to William Duncan Primary School - 1k to Nerang High School- 1k to M1 and you are off to Brisbane, Sydney, the world (via BNE international) - 8 mins and you are at the Nerang Train Station + Public transport nearby

**Townhouse Ground Floor:-** Large multi-purpose, tiled SLUG (5.3m x 3.0m) with both internal and external access (could be ideal home office or 4th bedroom) - Laundry at rear of garage area- Convenient Powder Room- Attractive timber thematic flooring throughout open plan living areas- Study nook area (2.6m x 2.0m) – again, this provides optionality for other purposes- Massive dining/living area (7.2m x 4.0m)- opens out to massive covered and very private alfresco area & views- Compact kitchen with good working space + pantry – ideal views over mountains & living areas- Dishwasher, wall oven & black ceramic cooktop- Security doors & screens throughout – for absolute peace of mind- Full size storage cupboard & under-stair storage options- Living area air-conditioned- Private, covered, paver tiled alfresco outdoor area (4.4m x 3.5m) with bush views - Mature gardens yet an ideal project for a 'green thumb' to turn this area into something spectacular

**Townhouse – First Floor-** Carpeted stairs to first floor- Master Bedroom (3.8m x 3.0m) – Timber flooring with fan & split system A/C & full-length Mirror Built-ins - Direct access to bathroom + private balcony with spectacular views of the northern Gold Coast skyline- Bedroom 2 (3.0m x 2.8m) timber flooring & fan + built in- Bedroom 3 (3.1m x 2.5m) timber flooring + built in- Central hall cupboard- Well-presented bathroom with sep shower and bath

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