

**12/100 'Adriana' Cotlew Street, Southport, Qld 4215** **RayWhite**

**Sold Villa**

Tuesday, 12 December 2023

12/100 'Adriana' Cotlew Street, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Tanja Carson

**\$1,195,000**

12 Adriana, a North East 3 bedroom villa which boasts 3 separate living zones, double garage and multiple outdoor spaces. The interior has been renovated to feature stone benchtops, expansive windows for light and breezes, timber flooring throughout the living areas which seamlessly flows to the all-weather courtyard. Residents can enjoy peace, privacy and tranquility both within the villa and amongst the Adelphi community. This one of a kind, stand alone villa is perfect for downsizers that don't want to compromise on space. The single level design features a large master bedroom with beautifully renovated ensuite & walk-in robe, an additional 2 bedrooms are serviced by the renovated main bathroom and separate powder room. The open plan kitchen with high end finishes, dining & living space is flooded with natural light that can also be enjoyed outdoors in the several low maintenance garden retreats. Ideally located and beautifully presented "Adelphi Springs", this stand alone Villa is more than just a home, it's also part of a friendly community. "Adelphi Springs" is populated by delightful residents and includes well maintained shared amenities including two sparkling outdoor pools, indoor pool, spa, bbq area's and gym. The complex is pet friendly (with body corporate permission). Step outside the back gate where you will find your very own off leash dog walking area. Positioned minutes away from the TSS precinct, the city's most prestigious schools and a variety of shopping villages such as Ferry Road Markets Brickworks Centre, Southport Park Shopping Centre, Ferry Rd Shopping Centre, Bronberg Plaza, Benowa Gardens Shopping Centre, Australia Fair Shopping Centre and China Town. Pindara and Allamanda private hospitals; Home of the Arts Centre and only minutes away from Surfers Paradise and world renowned beaches. Features\* Generous sized lounge room\* Open plan dining/kitchen \* 3 spacious bedrooms - Master with en-suite and walk in robe\* Main bathroom plus separate powder room\* Separate laundry \* Auto remote double garage\* Covered and paved north east facing entertainment terrace\* Landscaped gardens with communal pool and recreation complex\* Onsite facilities manager\* NBN ready\* Solar panels Body Corporate: Approx \$110 p/wk Sinking Fund: \$689,465.88 AS AT 31 DECEMBER 2022 Council Rates: Approx \$1,700 per annum Water Rates: Approx \$1,700 per annum Rental Appraisal: TBADisclaimer: In preparing this information we have used our best endeavors 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.