

12/19 Ben Lexcen Court, Mount Warren Park, Qld 4207



Sold Villa

Friday, 3 November 2023

12/19 Ben Lexcen Court, Mount Warren Park, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Darren McCosker
0738061300



Sharky Au
(07)38061300

\$345,000

Located in a small estate that oozes community feel and boasts an inground pool, this low set villa is the perfect investment or live in opportunity. It is located on the end of a small row, meaning neighbours on one side only, and all internals are on one level. Stepping through the front porch you will find: • Large lounge room with oversized split air-conditioning. • Separate dining room leading to well appointed and modern style kitchen. • Large master bedroom with mirrored built-ins and overhead fan. • 2nd bedroom offers a bright outlook with built in robe and overhead fan. • 3rd bedroom with views towards the bay, built in robe and overhead fan. • Large bathroom with full sized bath plus shower and a separate toilet. • Separate laundry. • Single lock up garage with internal entry. • Good sized rear courtyard with under floor storage. As for location, the property is in walking distance to schools, shops, cafes, parks and more. A short drive places you within multiple shopping centres and the M1 motorway, placing you in the Gold Coast in 25 minutes and Brisbane City in 30. Currently rented at \$350/wk until 24 May 2024 with tenants who treat it as their own, and an annual total body corporate of \$2,907.90 the property presents genuine value. The owners instructions are clear - the property must sell, so don't miss this opportunity. Call Darren McCosker on 0420 620 760 or Sharky Au on 0424 831 155 to discuss how you can make this yours.