

**12/20 Douma Drive, Mudgeeraba, Qld 4213**



**Townhouse For Sale**

Tuesday, 30 January 2024

12/20 Douma Drive, Mudgeeraba, Qld 4213

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Charl Louw  
0755788800

## **\$575,000 PLUS**

Spacious 3 Bed Mudgeeraba Townhouse in Security complex! The property is cleverly laid out with a separate laundry and downstairs powder room. Fully equipped kitchen that leads onto the dining and living areas with enough space to entertain. Upstairs you are met with 3 large bedrooms all with built in wardrobes. The master has a full walk through wardrobe with large en-suite including a double basin and also offers a sunny balcony. Great opportunity for first home buyers, downsizers and investors alike!! The complex is pet friendly although the property does not have an enclosed backyard. It is well located and within walking distance of parks, walk + bike ways, schools and even Mudgeeraba Village. Body Corp - approx \$83 per week (Sinking fund included) Total Roofed Floor area - 121 sqm Property Inclusions: \*Large size master bedroom with walk through robe and large en-suite. \*2 more spacious bedrooms with built-in wardrobes \*Large family bathroom with easy access \*Open plan living on ground level \*Well laid out open plan kitchen with breakfast bar \*Separate laundry \*Guest powder room \*Outdoor entertainment area \*Security screens and doors \*Single lock up garage and parking space next to garage \*Split cycle air conditioner downstairs Located in a beautiful part of Mudgeeraba, close to all the schools and less than 2 minutes' drive from Mudgeeraba Village, this is one of the newest townhouse complexes in Mudgeeraba and has become more popular and some of the reasons from buyers are: Easy access to the city Larger homes becoming available in the suburb Some of the best coffee shops and restaurants on the GC Reputation of primary schools and private schools around the location Surrounded by natural bushland Schools Some of the Gold Coast's best private schools are within 3-4km away, Somerset College, Kings Christian College, All Saints and Emmanuel College. With a variety of state schools within a 2 km radius on offer, you are well covered in every aspect. Cafes & Restaurants Mudgeeraba has a unique setting with a well catered Village area that offers everything you could hope for without the hassle of going to a big shopping centre. Complimenting the shopping experience is weekly Markets that offer the best local produce of the community. Adding to this there is a monthly schedule with sporting events, open theatre nights, Friday night live bands and the best coffee shops on the coast! Shopping Mudgeeraba Shopping village including Woolworths Bell Place Plaza including Coles Aldi and any other public service also available Transport Buses running to Nerang and Robina from the Mudgeeraba Village 20 minutes from Gold Coast airport 15 minutes' drive from iconic Burleigh Beach 8 Private and Public schools within 5km Robina Town Centre less than 5 min drive 50 Minutes to Brisbane international Airport Easy access to the Pacific Motorway and 5 minutes to Robina Train Station 5 minutes to the home of the Titans at CBUS Stadium \*\*Disclaimer of the advert: When 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.