

12 Camelot Crescent, Hollywell, Qld 4216



House For Sale

Wednesday, 15 May 2024

12 Camelot Crescent, Hollywell, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Leo Ryan

0414810495

Expression Of Interest Closing 3rd June 3pm

Leo Ryan is proud to offer for sale 12 Camelot Crescent, a beautifully presented family home in the highly sought after beach side suburb of Hollywell. This enchanted abode, perched atop a gentle hill, boasts an abundance of natural light and refreshing breezes, enveloped by lush tropical gardens, promising the discerning new homeowner a serene and idyllic lifestyle. The current owners have meticulously maintained the home for the past 19 years and thoroughly enjoyed the unique feeling of being able to live outdoors while you are actually indoors. The ingenious design featuring louvered windows and glass ceilings to the kitchen allow the residents to bask in the glow of natural light and enjoy cool breezes throughout the home. The home boasts ample internal and external living areas, each with its own captivating vistas, all set upon a low-maintenance block. The vendors are genuine sellers and will sell prior to the expression of interest closing on Monday 3rd of June at 3pm. Features of this property include:

- Open plan kitchen and family area
- Positioned on a 600m² block
- Living area has additional sitting area and adjacent to outdoor courtyards
- Raked ceiling to living area 6.3mtr's
- Separate formal dining area
- Kitchen is complete with Ariston stainless steel 800mm oven and gas cooktop
- Kitchen has floor to ceiling glass including glass ceiling - amazing natural light and lush tropical gardens that bring the outside in.
- Grand double door entry including double security screen doors
- Master bedroom with ensuite, large walk in robe and stunning water views down the canal
- Master bedroom raked ceiling with a height of 3.6Mtr
- Ensuite with twin vanities and beautiful natural light from its northern aspect
- Walk in robe is oversized and both ensuite and robe have dual access
- Home office / library - a beautiful area for productivity or relaxation
- Two additional bedrooms with built in robes and mirrored robe doors
- Large main bathroom with separate shower and large soaker bath
- Good sized laundry with easy access to outdoor drying
- Double lock up garage with optional internal access to the house
- 15amp power to garage plus substantial storage and shelving
- Additional off street parking for multiple cars
- Great location - walking distance to Paradise Point
- 2 Minute car trip to Paradise Point
- 3 Minutes by car to Runaway Bay shopping centre
- 3 Minutes to Runaway Bay super sports centre
- 10 Minutes to Griffith University and Gold Coast Hospital
- 15 Minutes to world famous Gold Coast beaches
- 45 Minutes to Gold Coast International airport
- 1 Hour to Brisbane International airport

Rates : \$1223.52 per ½ year
Rental appraisal \$850 - \$950 per week

This home is sure to impress all buyers from families to downsizers. The vendors are genuine sellers who will consider all genuine offers and will sell prior to the Expression of Interest closing at 3pm on Monday the 3rd of June. To arrange your inspection please call / text Leo on 0414 810 495.

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