

12 Cedar Drive, Stapylton, QLD, 4207

Sold House

Wednesday, 21 June 2023

12 Cedar Drive, Stapylton, QLD, 4207

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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Unbelievable value freestanding home

Secured, lifestyle homes are a rare find and when your new home or investment comes with its own piece of land, they are as 'rare as hens' teeth'. Opportunities like this do not come around often and when they are presented, they should be secured as soon as possible. Your new investment or home is positioned on 225m² block of land, located within a monitored CCTV, gated estate that has quality facilities and offers serenity, seclusion, and privacy to the occupiers of these beautiful homes.

Your new home or investment was constructed in 1987/1988 and has two (2) bedrooms, one (1) bathroom, combined living areas, covered front deck to enjoy your morning coffee, double carport, and secured garden shed for storage. Your new home is situated halfway between Brisbane and the Gold Coast and has excellent access to the M1 highway. Only 15 minutes' drive to Cabbage Tree and Jacobs Well, this property is perfect for those that love the water.

Internal components of your new residential real estate acquisition have been well maintained by the current lessees/tenants and have carpet (in good condition) throughout most areas including the two (2) bedrooms and living/dining areas. Internal painting of the walls was completed within the past five (5) years. Painting of the front covered landing timber and rear timber landing was also completed at this time. Both bedrooms have ceiling fans, ducted 'Daikin' Air conditioning and built-in wardrobes. The kitchen is in very good condition for its age and has plenty of cupboard space and is fitted with a 'Chef' stand-alone upright stove/griller/oven. *Please note that the bench top dishwasher shown within all marketing photos and video does not come with the sale of the property and is owned by the current lessees. The bathroom facilities have been modernized/renovated and the shower, vanity, and toilet are in excellent condition. Externally, your new home has a covered front deck, double carport and secured small garden shed for extra storage.

Other features of your new home/investment are as follows.

- ☑ Two (2) bedrooms with built in wardrobes, flyscreens, & ducted air conditioning
- ☑ Both bedrooms also have ceiling fans
- ☑ One (1) renovated bathroom with separate shower & vanity, and separate toilet
- ☑ Combined living areas with carpet, ducted air conditioning & a separate 'Panasonic' reverse cycle split system air conditioner, and access to covered front deck (freshly painted)
- ☑ Kitchen is neat and tidy with plenty of cupboard space. Stand-alone 'Chef' electric upright oven/griller/stove
- ☑ Vinyl flooring throughout hallways and laundry
- ☑ Ducted 'Daikin' air conditioning throughout
- ☑ Reverse cycle 'Panasonic' air conditioner in the living room
- ☑ Internal laundry with easy access to clothesline
- ☑ Double covered carport
- ☑ Front and rear access stairs
- ☑ Secured garden shed within front covered carport
- ☑ Secured estate facilities include a tennis court, swimming pool, & BBQ area
- ☑ Body Corporate (Strata) fees approximately \$44.07 per week (with on time discount applied)
- ☑ Gold Coast Rates & Utilities approximately \$69.00 per week
- ☑ Currently leased until 28/03/2023 at \$290.00 per week

* Section 206 body corporate disclosure statement available upon request.

Perfectly positioned to all local amenities; ten (10) minutes' drive to Beenleigh train station, Beenleigh State High School (4.8km), Beenleigh State School (5km), Beenleigh Marketplace (4.4km), Yatala Drive-In right next door & who could forget the famous Yatala Pies which is just on the other side of the M1 highway. You'll love the area and everything Stapylton has to offer. Do not hesitate to register your interest to inspect. Contact the Inspire Real Estate Solutions sales team on 0438 755 782 / (07) 3423 7580. This fabulous piece of residential real estate will not be available for long!