

# 13 Goodman Close, Highland Park, Qld 4211

## House For Sale

Wednesday, 29 May 2024

13 Goodman Close, Highland Park, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 709 m2

Type: House



Bronte Hodgins

## Interest Over \$900,000

Introducing 13 Goodman Close, Highland Park, an ideal opportunity for first-time home buyers, savvy investors, and growing families trying to make their mark in the thriving Gold Coast market. This property has all the essentials to become your forever family home. Featuring 4 generous bedrooms and 2 modern bathrooms, it is situated in a quiet and friendly cul-de-sac on an elevated 709m<sup>2</sup> block, perfect for enjoying cool summer breezes. The heart of the home is the recently renovated open-plan kitchen, dining, and lounge area. Freshly painted with new hybrid flooring laid throughout, the home radiates a fresh, modern feel. The fully fenced backyard offers plenty of room for entertaining and a safe space for kids and pets to play. While there is potential for future updates, the home is currently move-in ready, allowing new owners to settle in comfortably. Highland Park, located on the Gold Coast, is a highly sought-after suburb known for its serene, family-friendly atmosphere. Nestled among picturesque hills, it offers a peaceful environment while still being conveniently close to the bustling heart of the Gold Coast. Highland Park boasts excellent amenities, including nearby shopping, restaurants, Nerang Mall, and Centro Nerang shopping centres. Proximity to a range of private and state schools and medical facilities. Situated just 15 minutes from Robina Town Centre, Pacific Fair Shopping Centre, Royal Pines Golf Course, Bond University. The suburb is well-connected, with easy access to major roads and public transport, ensuring a smooth commute to work, beaches, and entertainment hubs. Its community-oriented vibe, combined with the natural beauty of the surroundings, makes Highland Park a perfect place for those seeking a balanced lifestyle in a prime location.

**Property Features**

- 709m<sup>2</sup> block situated on a quiet cul-de-sac street
- 4 bedrooms with built-in wardrobes
- Main bathroom with bath and shower
- Separate second toilet
- Open plan kitchen, dining and lounge area
- Air-conditioning in the main living area
- Kitchen features plenty of storage space with an electric cooktop and oven
- Catch the morning sun on the back veranda
- Ceiling fans throughout
- Freshly painted
- 3.24kw Solar panels
- 1000L rainwater tank
- 2 Garden Sheds
- Undercover carport
- Well-maintained and landscaped front and back of the property
- Convenient access to the Pacific Motorway north and southbound.
- Council Water rates approx. \$419 per quarter
- Council rates approx. \$978 per 6 months
- Rental Appraisal approx. \$950 - \$1000 per week - excellent investment opportunity

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.