

14/1 Bronberg Court, Southport, Qld 4215

Professionals

Sold Townhouse

Monday, 4 March 2024

14/1 Bronberg Court, Southport, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 212 m2

Type: Townhouse



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\$860,000

The spacious layout and low maintenance design of this well maintained townhouse will appeal to a wide variety of buyers. The property is in immaculate condition and is set in a quiet section in the security gated estate of Phoenix Palms. The centrally located kitchen is set in the heart of the home and is open to the dining space but also connected to the large living area. The home has great connection between the outdoor courtyard, lounge room and kitchen for seamless entertaining with family and friends. Uncommon amenities rarely found in townhouses include parking for four vehicles and an Acorn Stairlift providing access to the upper level. Property features: • Spacious three-bedroom townhouse • High ceiling with an open plan design • Central kitchen with ample bench space • Generous lounge room overlooking lush gardens • Alfresco entertaining overlooking a lush rainforest • Low maintenance hybrid flooring on the lower level • Powder room and laundry with ample cupboards • Double lockup garage plus additional parking

Upper Level: • Master suite with large balcony & walk in robe • Additional two queen size bedrooms with built in robes • Ensuite with twin basins and large family bathroom

Additional Features: • Acorn stairlift for easy access to upstairs (value approx. \$18,000) • Wide plank hybrid flooring on lower level • Led lighting and fans throughout • Upper level with ducted air conditioning • Split system air conditioning on lower level

Incomings/Outgoings: • Council Rates approx. \$1210 per half year* • Water rates approx. \$400 per quarter* • Rental return approx. \$760 - \$800 per week* • Body corporate fees approx \$125 per week* (includes 10% discount) • Sinking fund \$610,000 (as at 27/02/2024)*

Close proximity to: • Only metres to local bus stop • Opposite Bronberg Plaza Shopping Centre • Walking distance to Bellevue Park State School • Southport Golf Course • Gold Coast Turf Club • HOTA - Home of the Arts

Set in one of the most sought after complexes in Bronberg Court. Phoenix Palms has been meticulously maintained and will impress the most discerning of buyers. Bronberg Plaza Shopping Centre is the local spot to do your weekly shopping and catch up with friends. There are some great restaurants & cafes which include Kampung Malay, Camelot Pizza, Moonlight Indian & Cafe Republic. Other conveniences consist of a Supermarket, Chemist, Medical Centre, Flannerys and Bottle Shop. For the Golfing enthusiasts the Southport Golf Club has a premier 18-hole member with an easy walking course with mild amount of undulation with tree lined fairways and strategically placed ponds and lakes. Racing at the Gold Coast Turf Club is very popular with races normally running every Saturday. Nearby HOTA Home of the Arts offers visitors theatre, two cinemas, art exhibitions, musicals, and comedy acts. Right next-door Evandale lake provides a lovely spot for a barbecue by the Nerang River with a swimming lagoon and amenities available. Just a short stroll to Chevron Island offering wonderful shopping opportunities & alfresco dining and coffee shops. A little further to the beach. A variety of Schools are only a short distance away. These include The Southport School (private boys), St Hildas (private girls) Bellevue Park, St Kevins Primary, Benowa Primary and Benowa State School. The Botanical Gardens are an extremely popular place with a natural billabong, children's playground and plenty of space for the dog to exercise.*Approximate