

# 15 CEDAR DRIVE, Stapylton, Qld 4207

**inspire**  
Real Estate Solutions

## House For Sale

Friday, 3 November 2023

15 CEDAR DRIVE, Stapylton, Qld 4207

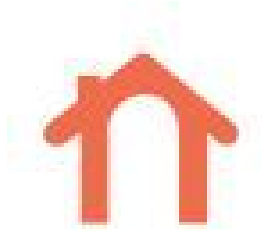
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 203 m2**

**Type: House**



Scott Robinson

## Contact Agent - All serious offers considered

Opportunities like this do not come around often and when they are presented, they should be grabbed with both hands. All the hard work has been completed and your new home is ready for you. Positioned on a 203m<sup>2</sup> block of land your new home or investment is located within a secured estate 'The Lodge' and offers serenity, security, and quality complex facilities. Your new home or investment has 2-bedrooms, 1-bathroom, combined living areas, covered front deck (for you to enjoy a morning coffee), and a single carport. This wonderful piece of real estate is situated halfway between Brisbane and the Gold Coast, has excellent access to the M1 highway, QLD rail, and TransLink buses. The area has seen dramatic changes over the past ten (10) years and there is more growth scheduled for the area. Only 15 minutes' drive to Jacobs Well, this amazing property is perfect for those that love lifestyle, convenience, location, and the water. Other features of your new home/investment are as follows: \* Two (2) bedrooms - wardrobes, new carpet & paint, & ducted air conditioning. \* One (1) bathroom - shower & vanity (with new tap fittings), & separate new toilet. \* Combined living areas with ducted air conditioning, ceiling fan, & access to covered front deck. \* Kitchen is neat and tidy with plenty of cupboard space. Stand-alone electric upright oven/griller/stove. \* Vinyl flooring throughout hallways & laundry. \* Ducted, zoned 'Daikin' air conditioning. \* Internal laundry with easy access to clothesline. \* New carpet. \* New internal doors & handles throughout. \* Recently painted internally. \* New LED light fittings & ceiling fan (living area). \* New tap fittings & hoses in bathroom, laundry, & kitchen. \* New blinds throughout. \* New back timber landing (laundry entrance). \* Near new electric hot water system. \* Single covered carport. \* Front (covered) & rear access with security screen doors. \* New locks throughout. \* 78.82m<sup>2</sup> under roof (living, deck, & carport). \* 203m<sup>2</sup> block of land. \* Secured estate with onsite caretaker. \* Secured estate facilities - tennis court, swimming pool, BBQ area, front pond with fountain. \* Body Corporate (Strata) fees \$46.27 per week (with on time discount applied) \* Gold Coast City Council Rates \$70.85 per week. Twenty-five (25) minutes to the amazing Gold Coast beaches and forty-five (45) minutes to Brisbane you could not dream of a better locality. 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 QLD 4207 has to offer. \* Section 206 body corporate disclosure statement available upon request. Do not hesitate to arrange your inspection to view. Contact Licensed Sales Agent Scott Robinson on (07) 3423 7580 or 0438 755 782. Please note that this home is currently leased until 22nd of April 2024 and all private inspections will require 24 hours written notice to be provided to the lessee/s. Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every care is taken in the preparation of the information contained in this marketing, Inspire Real Estate Solutions will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.