

16/6-8 Bridgman Drive, Reedy Creek, Qld 4227

— **Coastal**

Sold Townhouse

Friday, 18 August 2023

16/6-8 Bridgman Drive, Reedy Creek, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Guy Powell
0413030851

\$665,000

Oversized with room to move and perfectly positioned at the back of a small boutique complex, this light filled townhouse offers your very own low maintenance lifestyle in an ideal location. Spacious in design and layout, this property offers the best in open plan living. Benefiting from a fantastic galley style kitchen with an abundance of storage that flows to the living and dining spaces and out to your very own private patio. The large courtyard completed with paving and Astro turf, creating the perfect space to relax or entertain and includes a storage shed. The master suite is enormous with ensuite, study nook, built in robes, air conditioning and huge covered balcony. Two further bedrooms are found upstairs with built in robes and ceiling fans and share the family bathroom. Single lock up garage plus an additional carparking space for a second car. Separate laundry and toilet are conveniently located downstairs. This is a rare opportunity to secure a property of this size all within walking distance of schools, transport and shops. With an appeal to first home buyers, downsizers or savvy investors, be sure to act quick!

Property Features:

- Large galley style kitchen with plenty of storage
- Spacious open plan living and dining with air conditioning
- Private covered courtyard with storage shed
- Low maintenance and easy care lifestyle
- Master suite with ensuite, study nook, built in robes, air conditioning and balcony.
- Two further generously sized bedrooms with built in robes and ceiling fans
- Large family bathroom and additional separate toilet downstairs
- Internal laundry
- Single lock up garage with internal access and additional carpark for second car
- Positioned at back of small boutique complex with only 16 townhouses
- Family friendly estate with large swimming pool

Property Specifics:

- Council Rates: \$1,124.30* half yearly
- Waters Rates: \$396.28* per quarter
- Body Corporate: \$58.82* per week
- Currently tenanted: \$630 per week until 18th October 2023
- Rental Appraisal: \$650 - \$700* per week * Approx.

Brefu Garden Estate is located only a short stroll to Hillcrest and Gold Coast Christian Colleges. Within a brief drive you will also find Kings Christian College, direct access to the M1, Robina Town Centre, Train Station, Hospital, C Bus Stadium and an abundance of shopping, dining, medical and recreational facilities.

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 purchasers should make their own enquiries to verify the information contained herein.