

**18/22 Yulia Street, Coombabah, Qld 4216**

**McGrath**

**Townhouse For Sale**

Saturday, 16 December 2023

18/22 Yulia Street, Coombabah, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Andrew Murray

0411087778

## For Sale

Proudly presenting your chance to acquire a two storey townhouse in an ideal position on the end of the block, this townhouse is sure to impress those looking for a comfortable first home or an enviable investment! Perfectly positioned with only one neighbour, backing onto a nature reserve all within a short distance to schools, childcare, Gold Coast Hospital, local shops and cafes. Only minutes drive from major shopping centre Harbour Town Outlet Shopping Centre and the Broadwater! Downstairs there is the single lock up garage and covered carport, open plan living and dining area with modern tiled floors including a well designed kitchen with stainless steel appliances and dishwasher! The private, rear flat yard is turfed and backs on to the nature reserve of the complex. The combined laundry / powder room downstairs provides practicality and convenience. Upstairs the spacious air conditioned master bedroom boasts a large ensuite, walk-in robe and private balcony. The size of this master suite must be seen to be believed! The other two bedrooms have cupboards, one with a private balcony and the family bathroom with bath and shower upstairs adjoins these bedrooms and a further study / storage space upstairs. - Reasonable body corporate fees- Single lock up garage plus extra car space- Pet friendly with body corporate approval- Recently painted throughout the complexThe complex is adjacent to a unique nature reserve, with diversified flora and fauna which adds to the many pleasant aspects of this modern townhouse. Harbour Town is close by and is Australia's largest Outlet Shopping Centre with over 240 stores including specialty retailers, alfresco dining, cinemas and medical services.As the investor liquidates, this property will be sold! Contact Andrew Murray on 0411 087 778 at McGrath Gold Coast North for further information!Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please note the photographs contained herein use virtually staged furniture to ensure privacy of the tenants and are used for advertising purposes only.