

**2/13 Nankeen Avenue, Paradise Point, Qld 4216**



**Sold Townhouse**

Sunday, 12 November 2023

2/13 Nankeen Avenue, Paradise Point, Qld 4216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**



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## Contact agent

Welcome to the epitome of modern, low-maintenance living in the highly sought-after location of 2/13 Nankeen Avenue, Paradise Point, Qld, 4216. This stunning 4-bedroom, 2-bathroom townhouse is perfectly suited for families, professionals, downsizers, and investors alike. Step inside and be instantly impressed by the sleek design and open plan layout, accentuated by an abundance of fantastic natural light that filters throughout. The large bedrooms are thoughtfully placed to provide privacy, while the elegant bathrooms boast quality fixtures and fittings, ensuring a luxurious haven for rest and relaxation. The state-of-the-art kitchen is a chef's delight, fitted with premium appliances, ample storage, and an elegant stone top kitchen benchtop that seamlessly connects to the living and dining area. This open plan living zone offers ample space for entertaining, while the integrated solar panels provide sustainable energy solutions and cost savings. Enjoy alfresco dining or bask in the sun from your private outdoor entertaining area, designed to make the most of the idyllic Gold Coast weather. With secure parking for two vehicles, this townhouse ensures your vehicles and belongings are protected. Situated in a prime Paradise Point location, you'll have easy access to local cafes, shops, and schools, along with the pristine sandy beaches and waterways of the Gold Coast. Boasting an enviable lifestyle and an unparalleled level of quality, this is a rare opportunity to secure an outstanding home in a desirable location. Act fast, as this immaculate townhouse requires nothing to spend and is ready for you to move in and enjoy the best of Paradise Point living.

**Features Of This Property:-** 4 Generous Bedrooms- downstairs study or 5th potential bedroom - 2 Beautifully Tiled Bathrooms + downstairs powder room - Modern kitchen with European appliances and stone bench tops- A light filled lounge room that flows to the outdoor entertaining deck- High ceilings with Down lighting- Ducted Air Conditioning and Ceiling Fans- Insulated and soundproof walls for privacy and noise reduction- Beautiful landscaped and low maintenance courtyard- Double car garage plus ample storage, plus driveway parking- Statement Staircase- Spacious Laundry - Intercom- 6.5kw Fronius Solar System with top of the range panels (enjoy not ever paying for electricity again)- Quiet Street within sought after Paradise Point- NO BC, Just shared insurance of only \$1523 each villa per year- Rates \$866.34 per 6 months - Waters Rates only \$272.94 per quarter Perfect for Families, down sizers, professionals, couples, investors.... Literally everyone. Ideally situated close to multiple schools, public transport and only a short walk to local shopping, cafes, restaurants and the Broadwater. One of the most northern points of Gold Coast waterways, Paradise Point boasts a café and restaurant lined boulevard that is frequented by nearby residents of Ephraim and Sovereign Islands. On the waterfront exists numerous park and barbecue areas that are a continuous hive of activity and have proven extremely popular for picnickers looking for the perfect lazy Sunday venue. Please contact the exclusive listing agent from Phillis Real Estate: Adam Phillis - 0450 5000 10

**Disclaimer:** In preparation of information for this listing we used our best endeavours to ensure that the information contained herein is true and correct but accept no responsibility and disclaim all responsibility 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.