

2/35 Saint Kevins Avenue, Benowa, Qld 4217



Sold Townhouse

Friday, 8 September 2023

2/35 Saint Kevins Avenue, Benowa, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



Brad Scott
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\$487,500

To watch a Video of this property, please click on link below**:<https://youtu.be/cZoWxNt7KyM> To take an Online 3D Tour of this property, please click on the link below**:<https://my.matterport.com/show/?m=pjKJddbvtW> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team is thrilled to present Unit 2, 35 St Kevin's Avenue, Benowa, a stunning townhouse that offers the perfect blend of modern features and a relaxed lifestyle. Welcome to "Paradise Palms" Estate, where luxury living meets comfort and convenience! Nestled amongst Pindara Private Hospital, Benowa Primary & Secondary schools, Ashmore Botanic Gardens, Benowa Gardens Shopping Centre and Ashmore Tafe, it is 6 minutes drive to the Southport Park Shopping Centre (for Aldi, Woolies & Coles under one roof) 14 minutes drive to the Brands shopping centre Pacific Fair in Broadbeach and 12 minutes drive to Australia Fair + Metro shopping on Marine Parade opposite main beach. Not to forget, Surfers Paradise is also 10 minutes drive away! FEATURES YOU WILL LOVE: - Solar-Powered and Eco-Friendly. This townhouse comes equipped with solar panels, ensuring reduced energy costs and a greener footprint. Embrace sustainable living while enjoying the benefits of lower electricity bills.- Sparkling Pool. Start your mornings with refreshing laps in the outdoor pool. With a beautiful poolside area, you can enjoy the Gold Coast's fabulous weather while relaxing with family and friends.- Disability-Friendly. Accessibility is a priority in this townhouse. With thoughtfully designed features and a ground-level entry, this home is perfect for those with mobility challenges.- Paradise Palms Estate. Situated in the heart of Benowa on the stunning Gold Coast, this community offers resort-style living at its finest. Take advantage of amenities such as lush landscaped gardens, pool, & BBQ areas.- Unit 2 Features: This renovated townhouse boasts spacious living areas, including an open-plan kitchen, dining, and living space. The modern kitchen features premium appliances, ample storage, and sleek countertops. - Direct access to the Unit from the St Kevin's Avenue via its "Separate driveway" from the main Body Corporate's!- The separate unit driveway leads straight into the single remote controlled garage to step into the unit. Advantage 1: No need to park somewhere in the complex and walk to your unit! Advantage 2: Plenty of on-street parking other than the unit's own single garage! - Separate driveway also leads into the exclusive use front yard of the unit via the gated secure fence. i) The front yard has a bunch of taps to install a private pool/spa! II) Switches for BBQ with flood lights to light up the yard at night!- New 6.6 KW Arise Solar Panels system installed in March 2023 so Zero electricity bill!- New locks on all doors including new bolts on the front gate + on the corporate letterbox in Feb 2023.- Open spacious plan for the living, dining, kitchen and the laundry!- Spacious bedroom with a spacious disability friendly/aged care approved bathroom! - Disability friendly with spacious indoors and ramps outside all entry/exit doors from the unit! OPPORTUNITIES FOR THIS PROPERTY INCLUDE:- Provision to transform the dining into a second bedroom by just enclosing it with a privacy wall.- Provision to install a shower to convert the laundry into the second bathroom as a new toilet was installed in March 2023! What's more?- the exclusive use backyard is also fenced and gated: i) has the laundry hanger ii) has connection with the complex by opening the gate onto the pathway leading straight to the members common use swimming pool, the BBQ and the meeting hall!- Pest control spray was recently done (June 2023) by the current residents after lapse of two years vacant premises.- Insurance of the unit is covered by the Body Corporate- Economical Body Corporate fee PROPERTY INFORMATION Gold Coast City Council Rates: \$1,958* p.a. approx Gold Coast City Water Rates: \$1,271* p.a. approx Currently Owner Occupied. So buy Vacant and then Rent out as an Investment property, or Live in. The Choice is your. Current Rental Appraisal: \$520* to \$570* per week Sinking Fund Balance: \$82,168.05 as at 6th Sept. 2023 Body Corp. Approx. \$71 per week Single Storey Built: 1986** denotes approximations and/or measurements Don't miss your chance to secure this stunning townhouse in the prestigious "Paradise Palms" estate. Contact us today to arrange a private inspection and experience the epitome of Gold Coast living! For further information please contact your Local Benowa Area Experts Brad Scott or Wayne Haase. 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 inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.