

2/36 Nankeen Avenue, Paradise Point, Qld 4216



Sold Duplex/Semi-detached

Saturday, 19 August 2023

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Bedrooms: 3

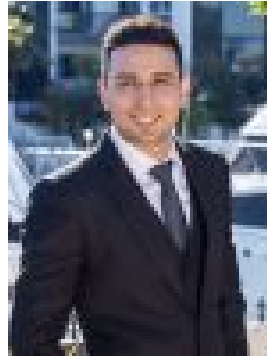
Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



James Drake



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\$1,190,000

Welcome to this impeccably designed townhouse that boasts a contemporary aesthetic and a functional layout, perfect for those seeking a low-maintenance and secure residence. With an abundance of natural light and stylish features, this property offers a serene ambiance and a seamless integration between indoor and outdoor spaces. Highlighted by Tasmanian oak hardwood timber floors and full-height windows, the interior exudes elegance and sophistication. The lower level accommodates a versatile third bedroom and a conveniently tiled bathroom. The soaring entry foyer showcases beautifully detailed square set ceilings, adding to the overall allure of the home. The state-of-the-art Smeg kitchen, complete with a relaxed breakfast bar and adjacent dining space, is a culinary enthusiast's dream. The deluxe master bedroom offers breathtaking hinterland views and features a fully fitted walk-in dressing room, along with a luxurious fully tiled en suite boasting twin basins. The scenic lounge opens onto a sunny balcony overlooking the parkland and provides glimpses of the picturesque harbor. In addition, the property includes a spacious home office/study/guest retreat, a second bedroom adjacent to a refreshing main bathroom with a spa tub, and a secure double garage with storage and internal access. The separate laundry adds to the convenience of everyday living. Comfort is ensured throughout the year with ducted air-conditioning and zone control, complemented by two split systems for individualised cooling in specific areas, as desired.

Features

- Perfect Location, Broadwater and harbour at each end of the street
- Master bedroom complete with walk in robe and ensuite
- Guest bedroom on ground floor with adjacent bathroom
- Bedroom 2 with main bathroom effectively its own ensuite
- Open plan kitchen, family & dining area which flows to the covered outdoor entertainment area
- Kitchen has extensive bench space and breakfast bar with 40mm stone bench top
- Quality appliances including Smeg cooktop & stainless steel dishwasher
- Bedrooms 2 & 3 with glass sliding doors to built in robes
- Generous floor plan including 2.55mtr ceiling height throughout
- Entry foyer with 5.61mtr ceiling void and timber stair case
- Polished tasmanian oak floors
- Main bathroom with large spa bath
- All bathrooms and ensuite with floor to ceiling tiles
- Good size laundry with cabinetry
- Ducted air-conditioning with 4 Zones plus ceiling fans
- Electric hot water system
- Double lock up garage
- Walking distance to Café's and restaurants
- Endless Klm's of walking tracks on your doorstep
- Low maintenance gardens with mature plants
- 150 Mtr walk to sandy Broadwater beaches & foreshore
- 10 Minute to Griffith University and Gold Coast hospital
- 15 Minutes to world famous beaches
- 50 Minutes to Gold Coast airport
- 1 hour to Brisbane International airport
- Rental Appraisal \$950 - \$1,000 per week
- General Rates approx. \$1264.00 per ½ year

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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.