

**2/4 Encamp Street, Reedy Creek, Qld 4227**



**Duplex/Semi-detached For Sale**

Wednesday, 12 June 2024

2/4 Encamp Street, Reedy Creek, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 120 m2**

**Type:**

**Duplex/Semi-detached**



Jessica Dietrich  
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## Offers Over \$795,000

Welcome Home to 2/4 Encamp Street, where space and opportunity abound! Discover the perfect blend of comfort and convenience in this well-presented 3 bedroom, 2 bathroom duplex, ideally located in Reedy Creek. Boasting a spacious layout and freshly updated with new paint and landscaping, this home is ready for you to move in and enjoy. With no Body Corporate fees, just shared insurance with your neighbour, this property is a truly a rare find. This property is perfect for first home buyers, investors, or those looking to downsize. Don't miss out on this fantastic opportunity! Contact Jessica Dietrich on 0427 707 226 for full details and to arrange a viewing.

**Property Features:**

- Light filled kitchen featuring a gas cooktop, oven, rangehood, and dishwasher.
- Open plan living design with spacious living and dining areas that flow seamlessly to the outdoor area via sliding glass doors.
- Three generous bedrooms with built-in robes and ceiling fans. The master bedroom includes an ensuite bathroom and views of the front garden.
- Well-appointed main bathroom with shower, bath, vanity, and toilet.
- Situated on a large 320 sqm block with a fully fenced yard this is a home perfect for children and pets. There's ample room to install a pool, extend the home or extend the fence line to capture all of the green space available.
- The oversized double lock-up garage features high ceilings and is ideal for larger vehicles and families needing storage space

**Additional Amenities:** Split system air-conditioning, ceiling fans, security screens, linen cupboard, laundry space in garage, electric hot water system.

**Prime Location:**

- Convenience at Your Doorstep: Walk to Reedy Creek Village shops, Woolworths, cafes and local medical services.
- Close to Top Schools: Hillcrest Christian College (650 m), King's Christian College (1.2 km), Gold Coast Christian College (600m). Somerset College and Cloverhill State Schools are 3.6 km away.
- Excellent Transport Links: Easy access to the M1 motorway, close to playgrounds and parklands, 1.5km to Varsity Lakes Train Station, 4km to Robina Town Centre, and 5km to Robina Hospital (approx.).
- Beach Proximity: Just 7km from the iconic Burleigh Beach, known for its vibrant dining and shopping scene (approx.).

**By the numbers:**

- Rental Appraisal: Estimated at \$800 per week.
- Council Rates: Approximately \$1,207 per 6 months.
- Insurance: Approximately \$1,032 per annum for this property (shared insurance with neighbour)

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