

# 2/52 Riverwood Drive, Ashmore, Qld 4214



## Sold Duplex/Semi-detached

Thursday, 5 October 2023

2/52 Riverwood Drive, Ashmore, Qld 4214

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Alex Spinks

**\$711,000**

Discover the perfect blend of contemporary comfort and convenience in this exceptional duplex. Nestled within the highly sought-after Riverside Estate, overlooking the picturesque Nerang River, this home offers a serene lifestyle enriched by nearby walking trails and peaceful parkland. What truly distinguishes this property is its unique absence of any body corporate fees, a rare advantage in today's real estate market. Boasting two generously sized bedrooms, with the master featuring an ensuite, a well-conceived split-level layout, and the versatility to enclose the study to transform this spacious two-bedroom into a three, this property is designed to cater to a diverse range of potential buyers.

**Key Property Features:**

- **Air-Conditioned Bedrooms:** The second bedroom is spacious and equipped with air conditioning and a built-in robe. The master bedroom features its own air conditioning, a built-in robe, and a private ensuite.
- **Split-System Comfort:** Stay comfortable with efficient split-system air conditioning in the living room.
- **Convenient Layout:** Enjoy the convenience of a main bathroom adjacent to a separate toilet.
- **Open Living:** The open plan living and dining area offers a versatile space filled with natural light.
- **Well-Equipped Kitchen:** The well-appointed kitchen boasts ample counter and cabinet space, complete with a dishwasher and plumbing for your refrigerator.
- **Practical Laundry:** Find convenience in the internal laundry, situated adjacent to the kitchen, and a handy outdoor clothesline.
- **Ample Storage:** Benefit from a spacious linen cupboard in the hallway and an additional practical broom cupboard.
- **Garage & Parking:** Convenient internal garage access provides additional storage space, along with parking for another vehicle in the driveway.
- **Rental Potential:** Approximate rental return of \$680-720 per week.

Whether you are downsizing, seeking a solid investment, or embarking on homeownership, this property has it all. Don't miss out – contact Alex today at 0432 552 209, as a property like this won't stay on the market for long.

**Disclaimer:** We have in preparing this information used our best endeavors 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.