

**2/54 Ben Lexcen Court, Mount Warren Park, Qld
4207**



House For Sale

Tuesday, 23 January 2024

2/54 Ben Lexcen Court, Mount Warren Park, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 222 m2

Type: House



AIDAN KNOX

0738053108

FOR SALE

Calling all astute investors and discerning first-time homebuyers! This extraordinary residence at 2/54 Ben Lexcen Court in Mount Warren Park represents a rare chance to own a prize-winning haven. As you step into this spacious abode, you'll be enveloped in a welcoming ambiance, with numerous zones dedicated to both relaxation and entertainment. Embrace the seamless indoor/outdoor lifestyle facilitated by expansive wrap-around decks that offer panoramic views of the suburb and mountains, providing an ideal setting for year-round enjoyment. The luxurious feel throughout is enhanced by a sizable covered rest area that provides a perfect vantage point for soaking in the breathtaking scenery. Noteworthy features include 22 hectares of permanent green space, 2.7m high ceilings on each level, an exceptionally spacious storage room behind the garage, a substantial front balcony, and a separate back courtyard. The high-quality townhouse, boasting 270-degree mountain views, is part of an award-winning enclave comprising eight strategically positioned townhouses between Brisbane and the Gold Coast. With its proximity to highways, golf courses, and the railway station, this property offers both convenience and connectivity. Further enhancing its allure is its proximity to shopping centers, schools, bus stops, gyms, the Mt Warren indoor sports center, Mt Warren Park Golf Club, and Mt Warren Lanes. The property also presents an attractive rental yield for short-term letting investors. Positioned ideally between the Gold Coast and Brisbane CBD, the residence is just a short distance from Mount Warren Park State School, Kindergartens, and local shops, including Coles and IGA. Ready for immediate occupancy, this is an unmissable opportunity to embrace a lifestyle surrounded by essential amenities. The Town Centre, a mere 5 minutes away, offers shopping options and express trains to Brisbane CBD, Gold Coast, and Brisbane airport. Enjoy the convenience of private and public schools, multiple shopping centres, Mount Warren Park Golf Course, and Windaroo Lakes Golf Course in close proximity. With its prime location and the ever-growing demand in the area, this property represents an excellent opportunity for those wanting a home ready to move into. This residence is one of a kind, for more information or to secure this, please contact Aidan Knox now on 0404 999 340! Disclaimer: * = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ray White and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ray White.