

2 Bunyip Place, Gilston, Qld 4211

WELCOME CHANGE *realty*

Sold House

Wednesday, 23 August 2023

2 Bunyip Place, Gilston, Qld 4211

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 796 m²

Type: House

\$920,000

Secure this panoramic outlook now before borrowing capacity drops again with the next interest rate rise! With guaranteed income thanks to excellent long term tenants in place until April 2024, this will make a fantastic addition to your investment portfolio or a future family home. Basking in a sunny position with a serene leafy outlook, this flexible multi-level home is situated in a family friendly street within Gilston's desirable Longhill Rise Estate. This spacious home offers an exceptional lifestyle, especially for large or extended families. Once you live in this sought after community, you'll never want to leave as your neighbours will have become your friends! This home offers so much potential to bring it up to the value of others in the area, where most sell well in advance of a million dollars. Gilston enjoys the convenience of close proximity to all of the Gold Coast's amenities and offers the best of both worlds between the stunning hinterland and the beautiful coastline.

UPPER LEVEL Easy maintenance fully tiled open plan kitchen, dining and lounge enjoy connection to an undercover entertaining area and separate access from Bunyip Place. Three large carpeted and air-conditioned bedrooms with stunning views, a study nook and family bathroom with separate toilet.

LOWER LEVEL (DUAL LIVING POTENTIAL) Harmonious one level flow of full kitchen, two bedrooms (or one bedroom and a media-room), living space and bathroom, has separate access from Swagman Road on the ground level. This level is perfect for adult children perhaps with their own family or for ageing parents.

FEATURES- Fully fenced- Large corner block of 796 sqm- Generous size double lock up garage- Laundry can be accessed from outside as well as internally- King size master bedroom with ensuite - Split system air-conditioners throughout the entire home - Family bathroom includes a double shower space and a separate bathtub- Separate spaces for family to have private time as well as open spaces to be together

CONVENIENT LOCATION - (kms) & approx drive times- Gilston State Primary School (3.5km) 5 min- Nerang State High School (4.9km) 7 min- Bus Stop (1.1km) Mostly flat WALK of 14 min OR 2 min drive- Hinze Dam and recreation (7.4km) 9 min- The Grand Golf Club (2.5km) 6 min- Robina Town Centre (Major Shopping Centre) (14km) 17 min- Le Vintage Boutique Cafe (9.5km) 12 min- Beach (19km) 26 min- St Brigid's Private School (4.7km) 7 min- Silkwood School (8.2km) 11 min- All Saints School (13km) 17 min- Star Casino (16km) 22 min- M1 Highway (Main arterial between the Gold Coast & Brisbane) (6.4km) 10 min- Train Station (7.3km) 12 min

FACTS & FIGURES- Gold Coast City Council Rates - approx. \$562 per 6 months- Water rates - approx. \$430 per 3 months (varies with usage)- Rental demand is high in this area with the rental return currently at \$870 per week.- Lease ends 22.04.2024- Flexible settlement date offered by seller

INVESTMENT OPTIONS- Start/add to your investment portfolio- Weave your magic at the end of the tenancy to live in your dream home- Set and forget in your SMSF to enjoy the option on your retirement

Property investment success is to be ahead of the market. We all have had regrets in life; don't let this be one of them. Call Jackie!

Disclaimer: While care has been taken in the preparation of this information, the particulars are set out as a general guide only. All plans and models are illustrative only. All interested parties should make their own enquiries. This is representative as a guide only and does not constitute an offer of a contract. Everyone who visits our open homes will need to check in through our Welcome Change Realty QR code.