

20/99 Heeb Street, Ashmore, Qld 4214

@realty

Townhouse For Sale

Saturday, 2 December 2023

20/99 Heeb Street, Ashmore, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type: Townhouse



Francine Setchell



Mark Rodes
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OFFERS OVER \$760,000

This spacious 2-storey, Mediterranean style, townhouse is tucked away in "The Mews". A quiet, gated complex and offers fantastic value for an investor or owner occupier alike. The gated complex offers security as well as a resort pool and BBQ area with gardens maintained to a high standard by great on-site managers. This is a small boutique complex of only 34 homes in one of the most sought after pockets of Ashmore. Its location is ideal, offering great facilities and is within an easy, flat, walking distance of "Bronberg Plaza" with a great choice of shops, cafes and restaurants. The townhouse has open plan kitchen, living and dining downstairs, flowing out to a fully fenced, private sun-drenched terrace area with space for a BBQ and outdoor entertaining and a small dog. Loads of natural light on both levels, with great breezes make this very liveable. It has 3 bedrooms, Master with ensuite, 2.5 bathrooms and a lock-up garage. Bedrooms 2 and 3 are well sized, both have built in robes. All bedrooms have ceiling fans. The landing offers ample space for a study nook.

PROPERTY FEATURES: Spacious 2 storey 3-bedroom townhouse
Double height ceiling at entrance
Open plan living/dining area
Master with ensuite, walk-thru robe
Split system cooling & heating downstairs and ceiling fans throughout
Ground floor powder room
Separate Laundry
Study area on landing
Family bathroom with bath and walk in shower
Located towards the front of the complex for your convenience
Intercom security

COMPLEX FEATURES: Quiet, secure gated complex
2 car spaces, one being a large, single lock up
Further visitor parking on site
Pet friendly complex
Beautiful communal Resort pool with BBQ in entertaining area
Central location, in a quiet street
Pet Friendly with b/c approval
Low Body Corp fees - Approx. \$84 per week
GC Rates - Approx. \$2,400 pa - investor rate. An Owner occupier pays less
Water Rates - Approx. \$1,680 pa - Individually metered
Currently tenanted until February 12th, 2024, with a fantastic tenant who's been there for 20 years and would love to stay.
Rental appraisal - \$700 - \$720pw
Backing onto Bellevue Park State Primary School and within the catchment area for the sought after Benowa State High School. Local Private schools include - The Southport School (Boys), St Hilda's School (Girls) and St Kevin's Catholic School. It's also close to The GC University Hospital, Pindara Private Hospital and the Benowa Gardens Shopping Centre. The Ashmore TAFE campus, the Southport Golf Club and Gold Coast Turf Club are all very close by. Just 12 minutes to Surfers Paradise Beaches, 14 minutes to Pacific Fair Shopping Centre and only 30 minutes to Coolangatta Airport. Don't sit on your hands with this one or you'll miss it. Very motivated sellers wants this Sold ASAP. An inspection won't disappoint. For more information, please contact Francine Setchell - 0419 143 464

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.