

20 Evans Drive, Benowa, Qld 4217



Sold House

Tuesday, 19 September 2023

20 Evans Drive, Benowa, Qld 4217

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 695 m2

Type: House



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\$1,200,000

A Stella family home, oozing character and class - a must to inspect. The sellers are keen to sell prior to Christmas. This beautiful central Benowa residence lands its spacious footprint on an impressive 695m² block, in one of the most sought after streets in the suburb. Evans drive has long been recognised as one of the top spots in the area due to its immediacy to Benowa's popular high & primary schools, shopping centres, the Pindara Private Hospital and the Gold Coast Botanical Gardens. The stunning hardwood floors, open plan living spaces and huge Queenslander style wrap-around deck are immediate draw cards, while the dual living concept adds a whole new dimension. Across the two levels are four well sized bedrooms, with separate kitchens (2) and dual living spaces. Move in, rent out or work from home. Use the downstairs dual component for family visits, or take part in the popular Airbnb movement.(see Photos 8-12) Imagine sitting back with a morning coffee on the wide and welcoming verandah (either level) while you watch the kids play in the rear yard. On that note of space, the kids will be pleased that Benowa Park is just a short 300 metre stroll out the front gate. Property Features Include : (see floor plan for specifics in layout)• Spacious double story dual living home - think light, bright and airy • 4 bedrooms (2 upstairs & 2 downstairs) • 3 bathrooms - the main upstairs has separate bathtub & shower • Downstairs home office / storage room and a separate built in office desk area • High clearance DLUG with room for a third vehicle, trailer or boat on sealed concrete • Hardwood timber sliding, bi-fold doors and floors are a welcomed feature • Grassy backyard and manicured gardens • Secure gated front fenced yard. Fully fenced with side access to backyard (ideal for the family pets) • Huge wrap around timber deck • Elevated ceilings and fantastic natural light/breeze • Both kitchens have quality electric appliances • Three split system air conditioning units are operational across the two levels • Total of 21 solar panels on the roof, approx. 5KW system • Brand new colourbond roof fitted to the home in year 2020 • Council park with playground less than 300 metres from the residence • Council Land rates approx. \$1203.97 (6 month period) • Fixed term rental appraisal for the property @ \$1,060 - \$1,100 per week The Premium Location: • Approx. 500m to; Benowa's public and private schools. (Within 15 minutes are 7 schools in total), the 31 hectare Gold Coast Botanical Gardens, Benowa Gardens Shopping Centre. Pindara Hospital, specialists and other medical facilities are all nearby. • Approx. 1km to; Royal Pines Golf Course, a range of childcare centres, Gold Coast TAFE College, • Approx. 5-10 minutes Drive; Metricon Stadium, Gold Coast Arts Centre, Bundall CBD, Gold Coast Turf Club, Surfers Paradise & various surf clubs. Interstate buyers are encouraged to request a facetime inspection or similar. Agent conjunctions are certainly welcome. A recent independent building and pest inspection may be available for your review, upon request. Call Tim Grevell 0419830778 for further understanding. 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.