

205/26 St Vincents Court, Minyama, Qld 4575



Unit For Sale

Thursday, 14 December 2023

205/26 St Vincents Court, Minyama, Qld 4575

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 237 m2

Type: Unit



Edwin Limque
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Offers Over \$625,000

I have the pleasure of presenting this wonderful and much-loved property for your immediate inspection. Nestled in the popular Groves complex with the premium St Vincent's address, this property is the most sought-after duplex with the largest and most diverse floorplan on offer. Two bedrooms plus a study (or third bedroom) property provides the perfect platform for living in comfort. This property has had an array of improvements including ducted air conditioning, a newly updated bathroom to accommodate occupants with mobility restrictions, a classic spacious kitchen and new flooring just to name a few. The fresh decor gives the home a clean and inviting feel. The separate study or library complements the property perfectly and can be transformed back into a formal office or 3rd bedroom with little effort. The Manor floor plan boasts a large living and dining area that opens to the private rear covered courtyard. The bedrooms offer generous proportions with delightful bay windows and built in robes. The Manor also offers the largest of courtyards, ideal for outdoor entertaining while retaining a leafy and green outlook. Furthermore, you have the option of installing either a one, two or three bay carport to accommodate any extra vehicles you may have. Lets recap on these great features:- 2 generous bedrooms with built in robes- A separate study or 3rd bedroom option- L shaped lounge and dining combination - Ducted air conditioning perfect for all year round comfort - Newer Front awning - Repointed and sealed roof- Near new 6. kW solar system- Single garage with internal access- Very low Body Corporate fees- Pet friendly - Prime central Minyama location- Quiet and peaceful complex- Excellent rental returns for investors If you are considering this as an investment, you will be rewarded with excellent returns that are currently being achieved in this wonderful development, known as "The Groves". Achieving excellent rental returns and longer-term leases plus one of the lowest body corporate fees in the Sunshine Coast, this property will be hard to beat. The Groves is a desirable place to live or invest. A minute's walk to the canal and council playground for the kids and 5 minutes in the car gets you to the beach, Kawana Shopping World, health care/medical centres, cafes and dining and so much more. Contact The Groves specialist Edwin Limque to inspect now.