

**22/46 Clover Hill Drive, Mudgeeraba, Qld 4213**



**Townhouse For Sale**

Thursday, 18 April 2024

22/46 Clover Hill Drive, Mudgeeraba, Qld 4213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 127 m2**

**Type: Townhouse**



Rofa Liu

**\$780,000**

📍 Your Next Property Awaits! 📍 Whether it be your next home or investment property - This property ticks all the right boxes. Welcome to your new Investment Property or future home nestled in the serene and exclusive community of Clover Hill Estate, Mudgeeraba. Embrace comfort, style, and convenience in this modern townhouse at 22/46 Clover Hill Drive. Key Features: 📍 4 Bedrooms 📍 2.5 Bathrooms 📍 2 Allocated Parking Spaces 📍 Balcony with Serene Views of Rural Gold Coast 📍 Spacious Open Plan Living 📍 Carpeted Stairs and Flooring Upstairs Community Amenities: 📍 📍 Outdoor Swimming Pool 📍 BBQ Area for Entertaining This exceptional townhouse is a rare find within the tranquil Clover Hill Estate community. With only 56 townhouses in the complex, enjoy the peace and privacy of a close-knit neighbourhood without sacrificing modern comforts. Why This Property? 1. Prime Location: Situated in Mudgeeraba, this residence offers easy access to essential amenities, schools, parks, and major transport routes. 2. Stylish Living Spaces: Immerse yourself in the contemporary design of this townhouse, featuring an open-plan layout perfect for entertaining or relaxing with family. 3. High Balcony: Savour moments of tranquility as you unwind on your private balcony, overlooking lush greenery and enjoying the fresh air. 4. Community Benefits: Take advantage of the community pool and BBQ area, ideal for social gatherings during all seasons. 5. Investment Opportunity: Currently tenanted at \$850 per week, this property presents a lucrative investment opportunity with attractive rental returns. Property Rates: Land rates for the period 01/01/24 - 30/06/24 \$1207.23 - Billed every 6 months. Water rates for period 05/12/23 - 20/03/24 \$290.46 - Billed every 3 months. Body Corporate/Strata Levy for period 01/04/24 - 30/06/24 \$1199.82 - Billed every 3 months Don't miss your chance to own this townhouse in the coveted Clover Hill Estate. Whether you're seeking a comfortable family home or a savvy investment, this property ticks all the right boxes. Schedule your viewing today and embark on a journey to your new home or investment journey! Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.