

# 23 Collins Crescent, Benowa, Qld 4217

**Burcul**Property

## House For Sale

Friday, 17 May 2024

23 Collins Crescent, Benowa, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 664 m2**

**Type: House**



Boris Burcul  
0417765550

**\$1,695,000 Neg**

Looking for the ideal location and family home look no further this spacious family home is located only minutes to local schools and Benowa Gardens shopping precinct. Homes in this area are selling fast and our overseas owner has decided it's time to let their family home go to market. With ample room for the whole family the home offers spacious living and dining areas and a designer kitchen with black stone benches and plenty of pantry storage and bench space ideal for the avid home cook. With four good sized bedrooms, two which are ensuited and a separate main bathroom makes this the perfect home for the growing family. Enjoy the large outdoor alfresco entertaining area and its benefits as it faces northeasterly for the beautiful sunny summer days and great during the winter cooler months with its sunny aspect. The main living area is airconditioned and very private with an open plan design and central dining area which connects the family together. Inspections by appointment only due to the current tenancy in place till the 7th of November 2024 paying \$1,050.00 per week currently. 24 hr. notice required Don't miss this one level family home in a prime central location close to everything ... Minutes to HOTA, Royal Pines Resort. Benowa Botanical gardens and easy access to the M1 freeway to travel to Brisbane or South to Coolangatta. Features 4 Spacious Bedrooms - 3 Bathrooms 1 with spa bath 2 Bedrooms are ensuited plus separate main bathroom. Spacious lounge and dining areas with split system aircon Living and dining areas have timber flooring throughout & tiles Modern kitchen with stone black benchtops with ample storage Large outdoor undercover alfresco entertaining and pool area Private yard plenty of room for the children to play. Land area 664m2 - Northerly aspect. Solar Roof Panels - Separate Laundry 3 Car Accom enclosed carport Security gates and fully fenced. Council Rates - approx. \$1,471,11 per half year net Water approx. \$400.00 net per quarter Located only within 10 minutes' drive to local beaches and very close to major shopping precincts of Benowa Gardens Village Centre and Coles Shopping & Heritage Stadium ... makes this a very convenient location. Pindara Private Hospital only a short distance away Local Benowa State High School is only a short stroll away and TSS & St Hildas private school all within 10 minutes drive and centrally located. Buy now and move in or buy as a good long-term investment, owners' instructions are clear all written offers will be submitted for owners' consideration. Disclaimer: Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.