


25 Nottinghill Gate Drive, Arundel, Qld 4214

 **LJ Hooker Broadwater**

Sold House

Wednesday, 6 September 2023

25 Nottinghill Gate Drive, Arundel, Qld 4214

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 725 m2

Type: House

\$1,100,000

Introducing 25 Nottinghill Gate Drive - Your Perfect Renovator or an Outstanding Investment Opportunity! When Location is your Priority: Nestled in a quite cul-de sac within the prestigious dress circle of Arundel Hills, this exceptional property offers the lifestyle you've always dreamed of. Enjoy space, tranquillity and convenience rolled into one! Built in 2000, the home is in close to original condition and has so much potential for the very lucky buyer to explore. The current owner has held this property for the past 20 years and has finally decided the time's come to sell up and invest elsewhere. When you first step inside, the decorative formal entrance sets the tone for what's to come. The large central lounge exudes elegance and space, while a separate dining area and second lounge provide flexibility for your family's needs. With a cleverly designed floor plan, the majority of the living spaces has a picturesque outlook onto the sparkling pool and grounds. The long term tenants have recently moved out which means the home is currently vacant and awaiting the next owner to decide to move in, renovate or rent. 25 Nottinghill Gate Drive is more than just a property; it's an opportunity for you to craft the lifestyle you desire. Act now and turn your vision into reality. Property Highlights Include:- Built 2000- Level 725m² block- Home Floor area 214m²- Currently vacant and ready to move in, renovate or rent out- 4 good sized bedrooms, 2 bathrooms, 2 car garage, 2 lounge areas- Oversized central lounge overlooking the stunning pool and manicured gardens- Separate second lounge and dining area- Functional kitchen featuring on trend, high bench tops- Master bedroom featuring larger than average bathroom plus walk in robe- Both the main and family bathroom feature separate full sized baths and showers- Separate toilet- Fans throughout and 2 air-conditioning units- Dedicated laundry room- Side gate access Financial information- Current rental appraisal - \$850.00 - \$900.00 per week Your Choice, Your Vision: Whether you're eager to completely renovate and create your dream home, move in right away, or secure a sound investment for the future, 25 Nottinghill Gate Drive caters to your preferences. Don't Miss Out! Contact the local agent Catherine Nutt today on 0433 247 690 to schedule a viewing, have your questions answered or check for open home times. Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Catherine Nutt Realty Pty Ltd Licence No 4047862 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.