

# 26/1 Ridgeview Drive, Peregian Springs, Qld 4573

## Villa For Sale

Sunday, 5 November 2023

26/1 Ridgeview Drive, Peregian Springs, Qld 4573

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Leon Butt

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## PBN with FREE LEGALS\*

A Stylish and Low-Maintenance Coastal Villa Home Altona Residences in Peregian Springs offers a range of beautifully designed and fitted villas, providing an innovative mix of courtyard or balcony configurations to suit your lifestyle. With construction well underway and completion expected in 2023, you won't have to wait long to call Altona Residences your new home.

**B2 Villa** These villas boast three bedrooms, two bathrooms, and a tandem garage for two secure car spaces. It is located on levels 2 & 3 and offers 193m<sup>2</sup> of residence, living, garage, entry, and patio. These upper-level villas are perfect for those who want to enjoy the benefits of coastal living without having to worry about maintaining a courtyard. With stylish fittings and finishes throughout, the B2 Villa offers the perfect blend of luxury and convenience.

- > 3 Bedrooms
- > 2 Bathrooms
- > 2 Secure Car Garage in Tandem
- > level 3 locations.
- > 193m<sup>2</sup> - Internal, External, Patio & Garage Areas

**Convenience and Amenities**

- > Altona Residences is a Body Corporate Building with an approximate cost of \$4,000.00 per year.
- > 44 properties within the complex (including 6 Commercial & Soho Properties).
- > 4 lifts throughout the complex.
- > Plenty of visitor car parks.
- > Adjacent to the development, there are various amenities such as:
  - > Coles supermarket
  - > Butcher
  - > Newsagent
  - > Gym
  - > Hairdresser
  - > BWS
  - > Doctor, chemist, dentist, physio, vet
  - > Local coffee shop and bakery
  - > Various restaurants and takeaways, including Sushi Train, Fish n Chips, Mexican, and Pizza/Pasta.
- > Top-Notch Schools and Recreation

**Peregian Springs** offers a range of schools:

- > Peregian Springs State School
- > St. Andrews College
- > Coolum Beach College
- > Peregian Beach College
- > 18-hole golf course
- > Numerous parks
- > Walking tracks around the suburb
- > Dog park

**The Buying Process**

If you're interested in purchasing a property at Altona Residences, here's what you need to know:

- > Contact LYNX PROPERTY GROUP to discuss your options and select a property.
- > Sign an expression of interest and pay a refundable \$1,000 holding deposit.
- > Your selection will be taken off the market for a 14-day period while we meet with you to ensure you understand the process.
- > At the end of the 14 days, we'll forward the contracts to your solicitor for checking.
- > The contract allows finance clauses to be inserted for the required period to secure the purchase.
- > Once any finance requirements have been secured or approved, you'll need to pay 10% of the purchase price.
- > No further payments will be required until development completion in June 2023.

**Things to Note**

If you're considering purchasing a property at Altona Residences, here are a few important things to keep in mind:

- > Altona Residences is a Body Corporate Building with an approximate cost of \$4,000.00 per year.
- > The complex has 44 properties, including 6 commercial and SOHO properties.
- > There are 4 lifts throughout the complex and plenty of visitor car parks available.

Don't wait to experience the coastal lifestyle you've been dreaming of. Contact LYNX PROPERTY GROUP today to receive an information package.\* The offer of free legals at settlement is subject to the successful settlement of the property. In the event of the contract being terminated or not settling for any reason, this offer will be null and void. This offer only applies to the next 4 villas sold at Altona. Lynx Property Group will cover the cost of the legal fees associated with the standard conveyancing process for the purchase of the villa only. Any additional legal services requested by the purchaser will be at their own expense.