

27/35 St Kevins Avenue, Benowa, Qld 4217



Sold Villa

Tuesday, 16 January 2024

27/35 St Kevins Avenue, Benowa, Qld 4217

Bedrooms: 1

Bathrooms: 1

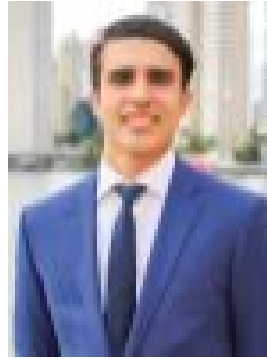
Parkings: 1

Area: 1 m2

Type: Villa



Tim Grevell
0419830778



Nicholas Di Genua
0755001600

\$480,000

This property will ideally suit a middle-aged person or couple looking for a modern and quiet residence that attracts natural light. This villa is situated at the rear of the popular estate known as Paradise Palms, approximately 10 minutes drive from Surfers Paradise beachfront. This is a property that must be inspected to be really appreciated. The courtyard has a designated undercover sitting area, which is an extra space to dine or relax. The large kitchen with generous bench space functions well and serves the dining and lounge area with ease. The timber flooring throughout is a real feature.

Property Features:

- Single level brick and tile villa
- Move in ready with no maintenance due
- The residence attracts the morning sunlight
- Large alfresco undercover area in the rear courtyard + paved sitting area at entry door
- A timber toned floor is an attractive feature
- Large split system air conditioning unit + ceiling fans
- The feature kitchen has an easy-to-use dishwasher and electric cooking with range hood
- Separate laundry that is practical and user friendly
- Wheelchair accessible & pet friendly upon application to body corporate
- One designated garage on title, approx 30 metre walk
- Estate swimming pool and community hall (see inserted images)
- Fabulous onsite manager
- Body corporate fees of approx \$72.75 per week / paid quarterly
- Rental appraisal of \$440.00 - \$470.00 per week

Residents of Paradise Palms have the option to participate in pre arranged community activities if they desire. The central community hall is a great meeting place, as shown in the photos. Located less than 1km from Benowa Gardens Shopping Centre, Pindara Private Hospital & popular parks. Less than a 5-minute commute to the Gold Coast Botanical Gardens, Gold Coast Turf Club, Heritage Bank Stadium and many popular golf clubs, cafes and restaurants. Motivated buyers are encouraged to call Tim today, as this property won't last long. Interstate buyers are invited to request a virtual inspection. Agent conjunctions are certainly welcome.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.