

29/45 Lancashire Drive, Mudgeeraba, Qld 4213

— **Coastal**

Sold Townhouse

Friday, 3 November 2023

29/45 Lancashire Drive, Mudgeeraba, Qld 4213

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 577 m2

Type: Townhouse



Ilona Barry

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\$840,000

In a leafy pocket of the ever-popular Jacaranda Villas estate, you will discover this beautifully presented trilevel townhouse. Situated on a generous allotment, it offers a great deal of privacy as well as a serene bushland outlook and plenty of wildlife including koalas, wallabies and beautiful native birds. Spacious light filled living areas occupy the main level of the home, perfect for family enjoyment and a lovely balcony is the ideal spot to relax and unwind. This property is well-suited to children and pets as it features a fully fenced, flat backyard. Featuring one of the best floorplans in the estate, this townhouse includes three generous bedrooms as well as several separate living areas. Inspection will impress, so please contact Ilona Barry to arrange a viewing. Main features:

- Centrally located kitchen with stone benchtops, and quality appliances including Smeg gas cooktop, oven, stainless steel rangehood and dishwasher
- Spacious living & dining areas leading to a large entertaining deck
- Privately positioned master bedroom with walk in wardrobe and modern ensuite
- Two additional queen-sized bedrooms occupy the lower level and both include ceiling fans and built in robes
- Modern main bathroom includes shower, bath, vanity and separate toilet
- Lounge room / media or potential fourth bedroom
- Tiled living area or study at the entrance to the home
- Flat fenced backyard ideal for children and pets
- Double lock up garage plus driveway parking for additional vehicles

Additional Features:

- Ceiling fans
- Split system air conditioning
- Linen & storage cupboards
- Gas hot water
- Rainwater tank

Year built: 2008 Body Corp Fees: approx. \$112 per week Rental appraisal: \$850 per week Location: Jacaranda Villas is a popular gated community which has been cleverly designed to maximise privacy and allow the native bushland to thrive throughout the estate. The complex also features a lovely swimming pool, barbecue area and gymnasium as well as on-site manager. Mudgeeraba is a highly sought after, affordable and family friendly suburb that is central to just about everything the Gold Coast has to offer, being only minutes to major shopping centres, beaches plus other attractions and facilities. Close to the M1 motorway, public transport and to numerous public and private schools including King's Christian College, Hillcrest Christian College. Easy commute to Gold Coast airport.

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