

**3/71 MITCHELL AVENUE, Currumbin, Qld 4223**



**Townhouse For Sale**

Thursday, 7 March 2024

3/71 MITCHELL AVENUE, Currumbin, Qld 4223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Bruce Sohier

## Contact Agent

Offering a perfect blend of modern living and convenience, this 3-bedroom townhouse is a rare find in Mitchell Park and you will not want to miss this opportunity. The 3 bedrooms, all with built-ins, are upstairs as well as the main bathroom. All of these include ceiling fans, with the master also featuring an aircon. Downstairs, the open plan living/dining with the adjacent kitchen opens onto the rear courtyard, where you can enjoy the leafy surrounds. Perfect for entertaining family and friends. For convenience, there is a 2nd toilet downstairs, located in the laundry. Feel safe within, with a high fence with a lockable gate and also a remote roller door to the single carport. On entry you will have the single carport, and also a large, decked area, a perfect area for a morning coffee, soaking up the sun, or relaxing with a wine or beer after a long day. The location of the property is perfect for young families, with it being only a short walk to Currumbin State Primary School, and the daycare at the end of the street. In fact, you will find yourself, walking or riding your bike more, as you are so close to many of the amenities within close proximity. For the Investors, this is a property you will want in your portfolio. With a rental appraisal at \$800-\$850 pw the figures will stack up. Don't miss this rare opportunity to experience the best of Gold Coast living. Whether you're seeking a permanent residence, or an investment opportunity, this unit offers a rare opportunity in a tightly held location. Features:- 3 Bedrooms with built-ins, master with aircon- Ceiling fans to bedrooms- Dishwasher- 2nd toilet- Air con to living area- Plenty of storage- Large private rear courtyard- Secure front courtyard- Remote roller door to carport- Located within Currumbin State School and PBC High School catchment- Walk to the beach and Currumbin Estuary- Close to public transport- Close to shops, cafes and restaurants- Rental Appraisal \$800-\$850 per week- Council rates approx. \$1,713 pa- Water rates approx. \$1,400 pa- Body Corp approx. \$49.37 pw 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. \* Denotes approximate measurements