

**33/46 Clover Hill Drive, Mudgeeraba, Qld 4213**



**Townhouse For Sale**

Wednesday, 12 June 2024

33/46 Clover Hill Drive, Mudgeeraba, Qld 4213

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 156 m2**

**Type: Townhouse**



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**\$825,000**

Nestled in the highly coveted Clover Hill Estate, this five-bedroom townhouse presents an exceptional opportunity for young families, those looking to downsize and astute investors alike. This remarkable location ensures that your every need is met. You're just minutes away from Robina Town Centre, a hub of shopping and services. Furthermore, you can walk your kids to renowned schools such as Clover Hill School, Kings College, Somerset College, and Hillcrest Christian College. Commuting is a breeze with easy access to the Pacific Motorway, Varsity Lakes train station, and Robina Hospital. Plus, you'll enjoy a convenient 20-minute drive to Gold Coast Airport, 50 minutes to Brisbane Airport, and a short journey to the pristine beaches of the Gold Coast. Some of the standout features are:

- Modern family home, including 5 bedrooms, 2 bathrooms, powder room and a single carport
- Single garage currently used as bedroom/study/storage
- Open plan kitchen, living and dining area
- Spacious kitchen with all the main appliances
- Master room upstairs with walk-in robe and ensuite
- Ensuite with shower, vanity and toilet
- Three more spacious bedrooms with built-in robes upstairs
- Main bathroom with shower bath, vanity and toilet
- Ducted aircon throughout
- Covered outdoor entertaining area
- Fully fenced, low maintenance yard
- Ample storage solutions throughout
- Pet friendly (subject to body corporate approval)
- Solar system with 14 panels to reduce energy costs
- Body corporate approx. \$89.85 per week
- Water is approx. \$992.80pa
- Rental appraisal: \$850 - \$950 per week

"Clover Hill Terraces" is a quiet well-maintained complex featuring:

- Plenty of visitor car parking
- Outdoor swimming pool
- BBQ area for entertaining

Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact The Micallef Team today on 0410 503 518 for further information today!

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. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.