

34/2 Ridgeline Way, Highland Park, Qld 4211

Sold Townhouse

Wednesday, 27 September 2023



34/2 Ridgeline Way, Highland Park, Qld 4211

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: Townhouse



Sarah Drew

\$860,000

Don't miss this extraordinary opportunity to secure one of Kirribilli Heights executive villa's!!! This spacious and unique duplex in exclusive 'Kirribilli Heights' security estate offers a great rental return of approx \$900 - \$950 per week (5.4% rental yield) this is an outstanding opportunity for the astute investor. Its elevated position captures the beautiful breeze and sweeping tree lined views of the Gold Coast and hinterland. Upon entering this three storey residence you are met with a wide spacious living area, open plan kitchen and dining, separate laundry, powder room and breathtaking balcony with skyline views over the treetops. The second lower level offers 3 bedrooms, main bathroom and ensuite to master with spa and walk in robe and balcony. The lower level offers a spacious self contained studio or retreat. Private and complete with walk-in robe and ensuite with double vanity, open plan living, large kitchenette with dishwasher, air conditioning, opening out to the ground floor outdoor entertaining area and courtyard. This immaculate, spacious, semi detached duplex with dual living potential offers:- Three large bedrooms plus ensuite with spa and WIR to master on middle level- 3.5 bathrooms- Spacious open plan upstairs living area with glorious views- 2 Pac kitchen with granite bench tops, dishwasher and quality appliances- Large covered deck with views of the coast and hinterland- Possible dual living /4th bedroom/granny flat/ living area on the bottom level. Featuring own bathroom, WIR's, kitchenette & small storage area with tiled floor- Double lock up carport with additional space for 2 more cars & visitor parking nearby- Separate laundry with dryer and powder room- Brand new hot water system- All bedrooms have built in robes- Air-conditioning throughout- 5.4kW Solar system- Court yard with low maintenance gardens teeming with wildlife with many birds and wallabies- Stunning community infinity pool and BBQ area with night lights in complex- Secure gated complex- Quite and private- Pet friendly (STBCA) Rental return: approx. \$900 per week – 5.4% rental yield Body corp approx.: \$108 per week Council rates approx.: \$1,700 per annum Water rates approx.: \$1,200 per annum The location: You feel miles away in the tranquil bushland retreat of Kirribilli Heights, yet you are only 20 minutes drive to the Gold Coast's world famous beaches! Plus you are only a couple of minutes drive to local shops and parklands. You are also close to many great schools – William Duncan State Scholl – 5 min drive Worongary State Primary School – 7 min drive St Brigid's Primary School – 6 min drive Nerang State High School – 7 min drive Nerang State School – 9 min drive Merrimac State School – 12 min drive Contact Sarah Drew today 0444 555 144 to arrange an inspection Advertising Disclaimer: You are advised that while every effort has been made to ensure the accuracy of information herein is true, accurate and obtained from reliable sources and is for general information only. Sarah Drew Real Estate and related entities are not responsible for and disclaims all liability and responsibility, including for negligence, for errors, for omissions or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein and must instead satisfy themselves by inspection or otherwise. COVID – 19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.