

38/6-20 Ben Lomond Drive, Highland Park, Qld 4211

RaaS
Property Group

Townhouse For Sale

Tuesday, 28 November 2023

38/6-20 Ben Lomond Drive, Highland Park, Qld 4211

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 133 m2

Type: Townhouse



Joshua Dean
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Offers over \$550,000

Don't miss out on this 3 bedroom townhouse, featuring a double lockup garage, located in the sought-after Panorama Palms community. This townhouse is located in the sought-after Panorama Palms complex at very central Highland Park. It's deliberately located on a quiet one-way street, away from the main roads. This immediately guarantees you both serenity, peace-of-mind, privacy, and security as there is no passing traffic. Comprising of just 53 units, Panorama Palms is a quiet townhouse complex nestled in bush land. Residents enjoy 24 hour CCTV surveillance, gardens & open lawns throughout, Large swimming pool, kids wading pool & BBQ area and frequent visits from birds, koalas, kangaroos & other wildlife. This safe, family-orientated community attracts the highest quality tenants and residents alike. And now on to your townhouse where you have great opportunity to add value, with not much expense. There is a fully fenced backyard for your convenience. On the ground level you have a double lock up garage with space for an additional two cars out front. Plus, there is plenty of visitor car parking nearby. I suspect the astute buyer will make use of the sub floor area, with opportunity to convert this to a tool workshop or added storage space. A large laundry is also to be found on this level, which could easily be repurposed into an office. Hint: a number of such townhouse designs have converted the garage into an additional independent living area consisting of bedsitter, living and bathroom facilities (Subject to council approval). Travel to the top level via the carpeted staircase and you will find an open plan lounge, dining and kitchen which opens up to a Juliet balcony on one side and out to the large fully fenced backyard on the other. Three very spacious, carpeted bedrooms complete the living quarters with the main bedroom having direct access to the central bathroom containing both shower and bath; plus, there is the separate WC. Yes, it is move-in-ready or rent-ready as is, with innumerable ways to add significant value. Then on to the galley kitchen, perfect for preparing meals. Finally, location. You have everything you would want within a ten-minute drive. Check online and you will see just how central you are. Enjoy high rental returns predicted up to \$650 per week. The professional onsite management team is achieving amazing rental returns up to this amount for similar - Estimated rental income: \$620-\$650 per week | Strata/Body Corporate fees: \$80 per week (approx.) - Property Rates: \$40 per week (approx.) | Water (shared): \$25 per week (approx.) Diligent onsite team carry out day-to-day duties within the community. Rest assured knowing your property is in safe hands with the onsite manager managing the property and tenants from close proximity. Tenants are hand-picked by the manager to ensure smooth property management and ongoing appeal of the building. The property features:- Ample visitor car parking nearby- Double lock up garage with internal access + off-street parking for an additional 2 cars- Large laundry on ground floor- Carpeted open plan living area leads out to front balcony- Fully fenced backyard- AC unit cools entire living quarters- Galley kitchen with hob & oven under- Good bench and storage space- Three very spacious bedrooms all with built-in wardrobes- Large two-way bathroom with bath and separate walk-in shower- Separate toilet- Ceiling fans in all 3 bedrooms, living area and dining area- Pet friendly complex (with body corporate approval)- Fantastic, clean and friendly tenants currently paying \$550 p.w, lease up for renewal in June 2024.- 3 minute drive to William Duncan Primary School, local medical center, pharmacy, IGA & other convenient amenities | 5 minute drive to M1 and Nerang State High School- 10 minute drive to Nerang station & Local Cinema | 24 minute drive to Surfers Paradise Beach