

# 38 Colorado Circuit, Parkwood, Qld 4214



## House For Sale

Tuesday, 26 March 2024

38 Colorado Circuit, Parkwood, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 437 m2**

**Type: House**



John Heng

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**\$830,000**

Boasting a modern floorplan, updated lighting, new flooring and recently repainted interior, this lowset home is ready and awaiting one thing...you! A fantastic prospect for those starting their journey into home ownership and those wanting to take the dip into real estate investment, this is an opportunity not to be missed. Low maintenance and with room for customization this home is move in ready and will allow you to integrate your personal sense of style and modernity. Features include:

- Generous master bedroom with ensuite, air-conditioning and built-in-robe
- Two other bedrooms are both well-sized and complete with built-in-robe
- Two bathrooms - main bathroom with separate bath and shower + separate toilet
- Air-conditioning and ceiling fan add comfort in the living room
- Good sized kitchen with dishwasher, pantry and breakfast bar
- Open plan living and dining area with access to backyard for easy entertaining
- Freshly painted, with updated lighting & new flooring throughout
- Spacious open air alfresco area
- Elevated 437m<sup>2</sup> block catches the coastal breezes
- Fully fenced backyard - ideal for children and pets to run amuck and play with freedom
- Double lock up garage with remote door + additional parking in driveway

Parkwood offers an idyllic backdrop in an unsurpassable location with established conveniences and connectivity in spades. Surrounded by scenic bushlands, peaceful lake lands and a short drive to the beach and the heart of the "Goldie", Surfers Paradise, your leisure filled weekends are going to be enmeshed in your local community. Local shopping destinations include Arundel Plaza, Australia Fair, Westfield Helensvale, Ashmore City, and Harbour Town. Instilling a love of learning, you are in catchment for Arundel State School & Pacific Pines State High School and only 10 minutes-drive from Griffith University Gold Coast Campus & Griffith University Hospital precinct. Commuting is easy with an established light rail and bus network in proximity as well as the added convenience of direct access to the M1 motorway and Gold Coast arterial motorways. This home is a wonderful example of the Gold Coast's entry point into the real estate market. Please contact John Heng 0430 800 208 for more information.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.