

# 4/18 Columbia Court, Oxenford, Qld 4210

## Sold Townhouse

Thursday, 7 March 2024

**LJ Hooker**  
Solutions Gold Coast

4/18 Columbia Court, Oxenford, Qld 4210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 314 m2**

**Type: Townhouse**



Siarne Loeve  
0755737218

## Contact agent

RENOVATE & REAP THE BENEFITS! Yes this duplex style unit has reached the stage where it needs some TLC, but rest assured the footprint offers spacious open plan living with potential plus! THE OFFER:

- Small boutique complex of only 14 properties
- Single level
- Spacious open plan living area
- Good sized kitchen
- King sized master with x2 built B/I/R's
- Second double bedrooms with B/I/R
- Bathroom has a shower, bath, vanity and there is a separate toilet
- Internal access single lock up garage + driveway parking
- Outdoor area with established gardens offering a green space + privacy
- Laundry
- Fans throughout
- Security screens
- Plenty of additional visitor parking
- Pet friendly complex

IMPORTANT ADDITIONAL INFORMATION

- Low Body Corporate of \$32 p/w including building insurance
- Rates (6 monthly) \$ 978
- Long term tenant in place who is looking to move on prior to end of lease

LOCATION, LOCATION, LOCATION!

- Central location with the M1 highway (north & southbound) only a 2-minute drive away
- Bus stop 350m walking distance (on Studio Drive)
- Helensvale train & tram station 5 minutes away
- Helensvale Westfield shopping centre only 5 minutes away
- Famous Gold Coast attractions such as Wet and Wild, Dream World, Movie World, Top Golf & Outback Spectacular approx. 5 mins away
- 15 minute drive to the Gold Coast's glistening Broadwater
- 15 minute drive to Gold Coast University Hospital & Griffith University
- 25 minutes to Surfers Paradise beaches
- 45 minutes to Brisbane CBD
- 30 minutes to Gold Coast Airport
- Approx 25 mins to Tamborine Mountain Gallery Walk
- Approx 30 Mins to Witches Falls Winery

A well-located property for the first home buyer, investor willing to give it some loving or for a full transformation flippers alike - at a price point to sell, be sure to attend the open home at the weekend to avoid missing out! Contact Siarne Loeve today for any additional questions and to discuss your viewing options.

Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.