

4/74-76 Hillview Parade, Ashmore, Qld 4214



Villa For Sale

Tuesday, 16 January 2024

4/74-76 Hillview Parade, Ashmore, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 155 m2

Type: Villa



Russel Segal
0412234649

Expression of Interest

Situated on the prestigious Hillview Parade in Ashmore, Serenity on Hillview is a boutique enclave of 21 villas that has set the benchmark for style, sophistication, luxury and quality at an exceptionally affordable price. The upmarket fit out incorporating top end fixtures and fittings is reminiscent of new beach side properties and current developments priced well above the \$1 million price point. Boasting 2700mm high ceilings with 2400mm door frames you get the sense of openness and space, the floating light European Oak Timber floors incorporating the Carrara Quartz Benchtops, 2 pack Cabinetry, 2700mm high wardrobes and Bifold Doors set the tone for an unforgettable experience of a meticulously built home offering luxury and pure quality. The architectural design of the front and external facades offers a unique & distinctive appeal with all the villas incorporating their own signature look. I had the privilege of selling this entire development in 2020, Villa 4 still presents as it did on day 1 which is testament to the build quality and choice of high end fixtures & fittings. Completed in 2020 therefore still under builders warranty Villas in this tightly held complex RARELY come to market therefore take advantage of this opportunity NOW! Centrally located within a 5 minutes' walk to the Ashmore Plaza Shopping Centre and with easy access to the coast's finest beaches, the M1, Griffith University and the Gold Coast Medical Precinct. ** Body corporate fees are very low - \$48 per week ++ Currently Tenanted to Sept 2024 @ \$770pw Ashmore has for some time remained a somewhat unassuming local's secret suburb for families and professionals but the opportunities it offers are being seized upon. In fact, Ashmore was the only Gold Coast suburb to feature in the "Top 100 Most Affordable suburbs in Australia"! Property Features: * 3 Bedrooms * 2.5 Bathrooms * Laundry integrated into the family bathroom * Common Space / Home Office * 2 Car Parking * High 2700mm ceilings * Stylish 2400mm door frames * European Oak Timber Floors * 2 Pac Cabinetry with Soft Close Feature * Matte Black tapware, fixtures & fittings * High Quality Porcelain Floor Tiles * 80mm Carrara Quartz Benchtops * Bifold Doors * Appliances: 60cm Built in Oven 60cm Gas Cooktop including Wok Burner 60cm Front Recirculating Slide Out Rangehood Integrated Dishwasher Integrated 30 Litre Microwave with Grill & Convection * Gas Water System * Separate Water Meters * Split System Air Conditioning: Master Bedroom Living Room * Matte Black Ceiling Fans in Bedrooms 2 & 3 * Alarm System * Foxtel Dish & Free to Air TV Aerial * NBN - Fiber Optic Internet * Double USB Plug Points Throughout * Landscaped Gardens * Communal BBQ Area with Under Cover Seating THE FOLLOWING HAS BEEN ADDED OR UPGRADED; + Block Out Blinds + Security Screens + Retractable Security Screens to the Bifold Doors + Ceiling Fan to Master Bedroom + Upgraded both Split Unit Air Conditioners +++ Please Note The PHOTOS Were TAKEN PRIOR To The TENANT Moving In +++ 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. Prospective purchasers should make their own enquiries to verify the information contained herein.