

**4/99 Heeb Street, Ashmore, Qld 4214**



**Sold Villa**

Wednesday, 23 August 2023

4/99 Heeb Street, Ashmore, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: Villa**



Brad Scott  
0755646070



Wayne Haase  
0498098426

**\$740,000**

To watch a Video of this property, please click on link below:<https://youtu.be/Oqu1nHvOC7c> To take an Online 3D Tour of this property, please click on the link below:<https://my.matterport.com/show/?m=uSNXgmm5g1L> The Brad Scott Team is Proud to Welcome you to Villa 4 at 99 Heeb Street, ASHMORE QLD 4214 in the esteemed "Benowa Mews" gated estate on the Gold Coast. This premium property offers a premium living experience with impeccable attention to detail. At Villa 4, you'll find a spacious and inviting layout with 3 bedrooms, each elegantly designed to ensure relaxation and comfort. Additionally, the property features a cozy study nook perfect for remote work. The 2 bathrooms come with modern fixtures and fittings, catering to your every need. This beautifully designed Villa has everything you need to enjoy the Gold Coast lifestyle, including 2 convenient and secure car spaces. The estate's swimming pool provides a refreshing oasis, perfect for those hot summer days or for leisurely lounging with family and friends. Located in the highly sought-after Ashmore neighborhood, you're just a stone's throw from world-class shopping, dining, and entertainment options. Benowa Mews is the epitome of modern living, synonymous with luxury, charm, and elegance. **FEATURES YOU WILL LOVE:-** This Property feels like a Home- Security Gated Boutique Complex of only 20 Units in a Great Location- 3 generous bedrooms plus study nook- Built-in Wardrobes in bedrooms, Master with walk-in and Ensuite- Second Bathroom with Shower and Bath- Both Bathrooms were recently re-grouted and waterproofed- Custom-built generous vanities in both bathrooms- Additional Downstairs Powder Room- Completely and freshly re-painted internally- Low maintenance, private Outdoor Courtyard Area- Very reasonable Body Corporate levies- Immaculate Pool and BBQ area- Crimsafe Security Screens and Deadlocks on Doors- Dual Fisher and Paykel Dishwasher Drawers- Reverse Cycle Air conditioning in all Bedrooms and in Living Areas- Ceiling fans in all Bedrooms- Tapware recently upgraded- Generous Single lockup Garage. Additional Driveway Parking.- Convenient Visitor Parking **CLOSE TO EVERYTHING:-** Walk to Primary School and Childcare- Walk to Tafe College- Close to Pindara Private and Gold Coast University Hospitals- Easy access to Griffith & Bond Universities- Close to Local Shopping Centres- Walk to Parks with playgrounds for children and approved dog park- 10 Minutes to the Beach **PROPERTY INFORMATION:** Gold Coast City Council Rates: \$1,836\* p.a. approx Gold Coast City Water Rates: \$1,989\* p.a. approx Estimated Permanent Rent: \$750\* to \$820\* per week rent Body Corp: \$87\* per week approx Sinking Fund Balance: \$55,476 as at 19th April 2023 Villas in the complex: 20 in "Benowa Mews 1" 14 in "Benowa Mews 2" (Separate Body Corps) This Villa is in "Benowa Mews 1" Built: 1998\*\* denotes approximations and/or measurements If you're ready to experience the ultimate in Gold Coast luxury living, don't wait! Contact us today to arrange a viewing of Villa 4 at 99 Heeb Street in Benowa Mews, and make this your forever home. Contact us today to arrange your inspection of this stunning Villa. A rare opportunity to purchase in an unbeatable tranquil location. Come and see for yourself everything that this "ticks all the boxes" stunning apartment has to offer. Contact your local Ashmore/Benowa Area specialists Brad Scott on 0408 338 605 or Wayne Haase on 0498 098 426 for further information, otherwise we look forward to seeing you at one of our scheduled open homes. **Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. **COVID-19 Update-** Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please contact us for other options – we would love to assist you with a Facetime video or virtual tour.