

4 Tanya Court, Benowa Waters, Qld 4217

Professionals

House For Sale

Friday, 12 April 2024

4 Tanya Court, Benowa Waters, Qld 4217

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 854 m2

Type: House



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Auction

Auction on-site Monday 29th April at 5pm - Pre-auction offers are encouraged. This presents a unique opportunity to acquire a home on a generous 854m² block with views of the Botanic Gardens. The possibilities are endless - RENOVATE or REDEVELOP! This character filled home exudes warmth and welcomes you with its abundant use of natural timber, high raked ceilings, well-designed floorplan, and serene location in a quiet cul-de-sac. This property will be sold on or before Auction Day. The current owners are downsizing and have secured their next home. Features:

- High raked timber ceilings throughout the living
- 3 bedrooms plus large office/4th bedroom
- Master with walk-in robe and ensuite
- Light filled kitchen with induction cooktop
- Separate lounge and dining room
- Swimming pool with glass balustrade
- Outdoor entertaining area under bali hut
- Double lock-up garage with high raked ceilings
- Large 854m² block with tropical gardens
- Rear private access to the Botanic Gardens
- Solar electricity 5.5kw (20 panels)
- Outgoings/incomings
- Council rates - approx. \$1,418* per half year
- Water rates - approx. \$437* per quarter
- Rental return - approx. \$1100* per week

Close proximity to:

- Benowa High & Primary School (school catchment)
- St Kevins Primary School
- St Hildas (Private Girls School)
- TSS (Private Boys School)
- Benowa Gardens shopping centre
- Pindara Hospital
- Rosser Park & Botanic Gardens

Why we love Benowa Waters... The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & dog off leash areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.