

# 41/1 Bronberg Court, Southport, Qld 4215



## Townhouse For Sale

Wednesday, 17 January 2024

41/1 Bronberg Court, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers over \$799,000

There is lots to like about this spacious townhouse that is located in the popular gated estate known as Phoenix Palms, nearby Bronberg Plaza. The area specifically is very central, bordering the suburbs of Benowa, Southport, Bundall and Ashmore. Whether you're a first home buyer or an astute investor this one has stacks of appeal. Less than 8 minutes drive to Surfers Paradise beachfront. Think light, bright, and airy, teamed with a practical floor plan and you have the brief. The master bedroom and its ensuite are a clever design feature downstairs. The two other bedrooms are upstairs. The high vaulted ceiling is impressive and draws you in with the sense of space. Being a corner position within the estate, this residence also consumes one of the largest land titles in the complex. Tell the kids backyard cricket, soccer and gymnastics are all okay. On the subject of sport, there is a little zoned basketball area and hoop at the rear of the car parking space. A single garage and a separate undercover carport ensure both vehicles are accommodated from any weather event. The kitchen serves as the heart of the home and overlooks the sunny courtyard which is well fenced to house the family pets. With a spacious stone benchtop and induction cooktop you will love cooking and entertaining at your home. Property Features Include :

- 3 bedrooms total ( master, ensuite, WIR downstairs )
- 2 bathrooms total plus a downstairs separate powder room with toilet / vanity
- Single lock up garage & 1 undercover car park also on title
- Open plan floor plan with soaring high vaulted ceiling ( generous lounge - dining )
- Huge courtyard that is well fenced with a side access gate
- Air Conditioning and ceiling fans throughout
- Secure gated community with user friendly intercom function
- Sunlite resort style pool with lap lane + resident entertaining gazebo
- Council land rates approx \$1043 per half year / water approx \$400 per 3 months
- Rental appraisal approx \$750-\$780 per week
- Body corporate approx \$96 per week paid quarterly

• Bronberg Plaza Shopping Centre is across the road. The bus stop is nearby. The location will excite you. There are popular cafes, restaurants, a bottleshop, plus the IGA shopping centre across the road at the Plaza. For the golfing enthusiasts there are many popular golf courses nearby. Heritage Bank Stadium, Pindara Private Hospital, Gold Coast Botanical Gardens, Gold Coast Turf Club are all less than 7 minutes drive. (HOTA) Home Of The Arts is a great weekend family hang out that's well connected to the beachside hub. This is an opportunity not to be missed. Interstate buyers are encouraged to request a virtual inspection. Agent conjunctions are certainly welcomed. 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.