

44/1 Grange Boulevard, Upper Coomera, Qld 4209

STONE

Sold Townhouse

Monday, 28 August 2023

44/1 Grange Boulevard, Upper Coomera, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

\$545,500

This spacious 3-bedroom townhouse is perfect for the first home buyer, downsizer, or investor. Situated in an elevated position, this townhouse catches the refreshing breeze and offers panoramic views of the Gold Coast. The townhouse features 3 well-proportioned bedrooms and a private courtyard off the master suite and second bedroom. The current rental appraisal on this townhouse is \$650 (approx.) per week making it an ideal opportunity for the savvy investor. In addition, this family friendly community estate also boasts onsite a sparkling inground swimming pool and spa for residents and their guests to cool off, unwind and relax on those sun-drenched afternoons. - Fully equipped, naturally light filled, large kitchen with abundant bench space and large pantry - Open plan living zone for meals and family time, with split system air conditioning for all year-round comfort - Spacious master retreat with double built-in robe, ensuite, and sliding door access to the courtyard - Two additional guests/children's bedrooms, both with ceiling fans and built in robes, and a shared bathroom - Separate internal laundry, compliant smoke detectors, and auto DLUG with internal entry - Body corporate fees at approx. \$100 per week, and rental return of approx. \$650 per week Whether you're looking for a low-maintenance investment property or an entry-level home in a sought-after location, this property won't last long so don't miss out!!