

**44/30 Gemvale Road, Reedy Creek, Qld 4227**

**ASTRAS**  
prestige property

**Townhouse For Sale**

Friday, 9 February 2024

44/30 Gemvale Road, Reedy Creek, Qld 4227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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Oresti Astras  
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## Best offer over \$550,000 by 22 Feb (USP)

Situated in the highly sought-after Royston Heights estate. With a prime position at the top of the hill overlooking the surrounding bushland, this property offers a private, peaceful retreat while maintaining easy access to all major amenities. Key Features: ☐ Ease of access to M1, Varsity Lakes train station, bus stop, and Robina Town Centre ☐ Woolworths less than 2 minutes away ☐ 10-minute drive to Burleigh Beach and Stocklands ☐ Close proximity to Kings Christian College, Hillcrest Christian College, and Gold Coast Christian College ☐ 2 swimming pools ☐ Full-sized tennis court ☐ After-hours security with key-code access ☐ Pet-friendly complex ☐ Backs onto a reserve with no rear neighbours ☐ Enjoy the bushland backdrop and local wildlife. ☐ Freshly painted throughout ☐ Master bedroom with balcony and spacious walk-in robe ☐ Separate laundry and second toilet ☐ Split cycle air-conditioning downstairs and in the master bedroom ☐ Single lock-up garage plus a designated car space for a second car and visitors parking ☐ Individually metered water ☐ Low BC \$72 per week ☐ Vacant and ready for Possession ☐ Expected rental income \$650 p/w Don't miss out on the opportunity to make this townhouse in Royston Heights your home. Your dream townhouse awaits! Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.