

44 Theatre Drive, Benowa, Qld 4217

Duplex/Semi-detached For Sale

Wednesday, 13 December 2023



44 Theatre Drive, Benowa, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 193 m2

Type:

Duplex/Semi-detached



Sophia Ding

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Offers Over \$1,100,000.

Welcome to Royal Pines Golf Resort, Benowa Q4217. This single level duplex is perfectly located in centre of Benowa, within the Benowa catchment zone, one of the most sought-after suburbs on the Gold Coast. Architecturally designed, this duplex was built with high quality finishes by Sunland Group. It is surrounded by exquisite landscaping in the world class Royal Pines 27-hole golf precinct, where you can enjoy the peaceful golf environment whilst having easy access to everything you need. Currently tenanted at \$850/week until end of January 2024. Immaculate condition. Ready to move in early February 2024. Or suitable for astute investor. This property features:

- 3 large bedrooms, 2 bathrooms;
- White porcelain tiles throughout lounge, dining area and bathrooms;
- Master bedroom has spacious walk-in-robe and ensuite;
- Ensuite with separate shower and bath;
- High quality European kitchen appliances;
- Ducted air-conditioning throughout with zone control;
- Double lock-up garage with internal access;
- Low body corporate fee approx. \$55/week;
- Market rent value \$950 - \$1,000 per week.

The convenient location include:

- Walking distance to Double Barrell cafe in Royal Pines Resort, local shops and supermarket;
- Within catchments – Benowa State School & Benowa State High School;
- Walking distance to Emmanuel College;
- 3 minutes' drive to Metricon Stadium;
- 5 minutes' drive to Nerang train station;
- 10 minutes' drive to Pacific Fair Shopping Centre;
- 15 minutes' drive to Surfers Paradise and Broadbeach;
- Easy access to M1 to Gold Coast Airport or Brisbane.

Contact Sophia Ding today to book your private inspection and view this beautiful property.