

44 Village Green Boulevard, Palmview, Qld 4553

NICHOLL&YOUNG

Sold Townhouse

Monday, 18 March 2024

44 Village Green Boulevard, Palmview, Qld 4553

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 181 m²

Type: Townhouse



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\$760,000

Nicholl & Young are delighted to unveil a masterpiece of modern living nestled in the heart of Palmview. This exquisite property, designed and built by the esteemed Edge Designer Homes in 2021/2022, reflects an unparalleled blend of elegance, convenience, and cutting-edge design. Facing the gentle morning light, this east-facing haven promises an idyllic start to every day.

Prime Location with Unmatched Amenities

- **Family-Friendly Neighbourhood:** Situated in a community that values connection and outdoor living, surrounded by parks and nature's beauty.
- **Accessibility and Convenience:** Within walking distance to the charming Café Harmony, close to shops, the CBD, and the beach. Essential services and entertainment are just a stone's throw away.
- **Education and Development:** Proximity to primary and high schools, a short drive to the university, and part of an estate with future parks and infrastructure plans, ensuring a bright future for families.
- **Active and Social Lifestyle:** Enjoy various walking and running paths, public exercise equipment, and less than 100m to a large park that includes exercise equipment and a playground.

Sophisticated Design and Luxurious Features

- **Thoughtful Layout:** Featuring 4 generous bedrooms, 2 bathrooms, a true double lock-up garage, a galley kitchen with user-friendly appliances, functional under-stairs storage, and ample excess parking.
- **Quality and Comfort:** Upgraded security screens, ducted air-conditioning throughout, and vinyl-plank flooring on the lower level. Matte black fittings add a touch of sophistication.
- **Attention to Detail:** Extra lighting and power points in the under-stair storage, upgraded cupboard space in all bedrooms, and water access in the garage for a second/bar fridge.
- **Elegance and Privacy:** Blinds in all bedrooms and upgraded bath/shower in the main bathroom. Wooden planter boxes enhance the home's curb appeal.

Live in Village Green with Nature and Community

- **Low-Maintenance Living:** Enjoy the simplicity of a well-maintained estate, with the security of a double lock-up garage and newly completed highway access for your convenience.
- **Community Spirit:** Experience a true sense of belonging in a neighbourhood known for its lovely neighbours and a nice community feel.

44 Village Green Blvd is not just a house; it's a lifestyle destination where every detail has been meticulously planned for comfort, convenience, and elegance. This is your chance to own a slice of paradise in Palmview, where your family can grow, thrive, and create memories for years to come.

44 Village Green Blvd, Palmview Highlights:

- **East-Facing & Modern:** Built by Edge Designer Homes in 2021/2022.
- **Family-Friendly Neighbourhood:** Surrounded by parks & nature.
- **Great Location:** Near Café Harmony, shops, CBD, beach, schools, & university.
- **Outdoor Lifestyle:** Walking/running paths, public exercise equipment, & large park.

Home Features:

- **Double Lock-Up Garage:** 4 bedrooms, 2 bathrooms with ample parking & functional under-stairs storage.
- **Sophisticated Design:** Ducted air-con, vinyl-plank flooring, matte black fittings.
- **Enhanced Comfort:** Extra lighting/power, upgraded cupboard space, water access in garage.
- **Luxurious Touches:** Blinds in bedrooms, upgraded bathroom, wooden planter boxes to front entry.

Community & Living:

- **Convenient Access:** Well-maintained estate with new highway access.
- **Friendly Community:** Known for lovely neighbours & a warm feel. A lifestyle destination for comfort, convenience, & elegance. Welcome home.

Contact us today for a viewing. Travis Barff – 0403 048 862 Jennifer Struyf – 0438 114 050