

46/20 Fairway Drive, Clear Island Waters, Qld 4226



Sold Townhouse

Sunday, 20 August 2023

46/20 Fairway Drive, Clear Island Waters, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

\$785,000

Enviably the absolute best positioned home inside Villa Mediterranean, due to the ideal higher ground with a private easterly facing aspect with treescapes within the exclusive gated community, "Villas Mediterranean", this beautifully presented home offers an outstanding opportunity for the astute investor or the savvy owner occupier in search of a well located, minimal maintenance property to call home. Set amongst meticulously maintained gardens, complete with wide tree lined avenues and ambient street lighting. The home is immaculate throughout and has only had two owners and has never before been leased. The open plan living space extends the full length of the home, beginning with the spacious air-conditioned lounge area, seamlessly transitioning from the study area to the generous dining room overlooking the sunlit private rear deck. The spacious kitchen will be the central focus of your Mediterranean adventure, perfectly positioned. Separate laundry located off the kitchen and powder room tucked in behind, the ground floor delivers convenience and functionality. The mezzanine and top floor boast 3 generous bedrooms all with BIR's, ceiling fans, and new timber flooring. The clever design enhances the privacy of the master-ensuite through the positioning of the stair landing and bathroom, achieving the ideal family layout, close enough to monitor the kids, but far enough away for privacy. This home has the potential to easily add a 4th bedroom / office and a 3rd bathroom. Other notable features of the home and complex include: * Front patio, ideal for a morning coffee * Air-conditioned living area * Separate laundry * Private outdoor entertaining area with fully fenced grass yard * Skyline views of Q1 * 2 tropical swimming pools * Gymnasium * Sauna & heated spa * Residents lounge * Ample visitor parking close by * CCTV throughout complex with security gates * Healthy sinking fund and low body corporate * Close to quality Schools, Pacific Fair, Star Casino, Broadbeach cafes and beaches Situated in a highly sought-after location, this property is within close walking distance to St Vincent's Primary School, Surfers Paradise Golf Club, Tennis Courts. Club Italo & local shops. Only a short drive to Pacific Fair Shopping Centre, Robina Town Centre, Broadbeach, and the M1 Motorway. Arguably the most convenient and central family living on the Gold Coast can offer. An inspection will definitely impress! Financials: - Body corporate is approx. \$115 per week - Sinking fund balance as of 1 June 2023 is approx. \$789,902.22 - Council rates approx. \$1,850 per annum (depending on intended use & discounts) - Water charges are approx. \$1,955 per annum - Rental appraisal is approx. \$800 - \$850 per week - Floor plan approximately 145m² - Secure remote lock up garage plus off Street parking Please contact Rob McGregor - 7 Days per week to arrange an inspection. 0448 208 810 -FaceTime / WhatsApp inspections are available upon request. DISCLAIMERS: In preparing this information we have used our best endeavors 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 inquiries to verify the information contained herein. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.