

48/37 St Kevins Avenue, Benowa, Qld 4217



Sold Villa

Saturday, 11 November 2023

48/37 St Kevins Avenue, Benowa, Qld 4217

Bedrooms: 1

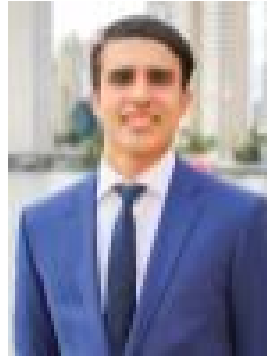
Bathrooms: 1

Parkings: 1

Type: Villa



Tim Grevell
0419830778



Nicholas Di Genua
0755001600

\$500,000

This oversized one bedroom residence certainly has that homely feel and is fairly priced for sale prior to Christmas. With an attractive facade and brick and tile foundation, this one is appealing on the eye. Also, it's peaceful and quiet. Perfectly positioned, light, bright and airy and located within the popular community of Paradise Palms in central Benowa - less than 10 minutes drive from Surfers Paradise beachfront. This property would also certainly suit an astute investor looking to extend their portfolio with a residence that attracts sustainable rental income. Property Features Include (see floor plan)• This villa is positioned at the end of a row and has just one adjoining neighbour• Freshly painted interior• New flooring, improved lighting and new kitchen• Spacious living area with separate dining area• 2 x split system airconditioning units (bedroom + lounge room) • Light, bright and airy with lots of windows• Very private outdoor, undercover area for entertaining• Small manageable garden• Pets are allowed with body corporate approval• Remote control single lock up garage, offering internal access• Wheelchair accessible • Complex facilities include a swimming pool and a community hall• Fantastic location with a bus stop at the front of the estate• Walk to parklands, Benowa Gardens, medical centres and Pindara hospital• Body corporate approx \$92.80 per week / paid quarterly• Council land rates approx. \$978.96 per 6 months• Rental appraisal of \$490.00 - \$520.00 per weekResidents of Paradise Palms have the option to participate in pre-arranged community activities if they desire. There is also a terrific onsite manager.Located less than 1km from Benowa Gardens Shopping Centre, Pindara Private Hospital & popular parks. Less than a 5 minute commute to the Gold Coast Botanical Gardens, Gold Coast Turf Club, Metricon Stadium and many popular golf clubs, cafes and restaurants.Motivated buyers are encouraged to call Tim today, as this property won't last long. Interstate buyers are invited to request a virtual inspection. Agent conjunctions are certainly welcome.Disclaimer:In preparing this information we have used our best endeavours 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 enquiries to verify the information contained herein.