

**5/35 St Kevins Avenue, Benowa, Qld 4217**



**Sold Villa**

Saturday, 23 September 2023

5/35 St Kevins Avenue, Benowa, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Nicholas Di Genua  
0755001600

**\$422,000**

This property will ideally suit a middle-aged person or couple looking for a modern and comfortable residence that attracts natural light. This abode is situated within the quiet estate known as Paradise Palms, approximately 10 minutes drive from Surfers Paradise beachfront. This is a property that must be inspected to be really appreciated. The courtyard has a designated undercover sitting area, which is an extra space to dine or relax. If growing your own vegetables is of interest, you will also appreciate the existing gardens in the courtyard. The large kitchen with generous bench space functions well and serves the dining and lounge area with ease. The seller is ideally looking for a settlement at the end of November. Property Features & Points of Interest:

- Single level brick and tile villa
- Move in ready with no maintenance due
- The residence attracts the morning sunlight with its easterly aspect
- A timber toned floor is an attractive feature
- 2 x large split system air conditioning unit + ceiling fans
- Approximately 2KW of solar electric power
- The feature kitchen has an easy-to-use dishwasher and electric cooking with rangehood
- Separate laundry that is practical and user friendly
- Wheelchair accessible & pet friendly upon application to body corporate
- Residents love this estate, whereby your lawn is done for you if you wish
- Fabulous onsite manager
- One designated external carparking space
- Body corporate fees of approx \$71.17 per week / paid quarterly
- Rental appraisal of \$440.00 - \$470.00 per week

Residents of Paradise Palms have the option to participate in pre-arranged community activities if they desire. The central community hall is a great meeting place, as shown in the photos. 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.