

**57/6-20 Ben Lomond Drive, Highland Park, Qld 4211**

**RaaS**  
Property Group

**Sold Townhouse**

Friday, 8 September 2023

57/6-20 Ben Lomond Drive, Highland Park, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 133 m<sup>2</sup>**

**Type: Townhouse**

**\$601,000**

Your new double garage townhouse is located in the sought-after Panorama Palms complex at very central Highland Park. It's deliberately located on a quiet one-way street, away from the main roads. This immediately guarantees you both serenity, peace-of-mind, privacy, and security as there is no passing traffic. Comprising of just 53 units, Panorama Palms is a quiet townhouse complex nestled in bush land. Residents enjoy 24 hour CCTV surveillance, gardens & open lawns throughout, Large swimming pool, kids wading pool & BBQ area and frequent visits from birds, koalas, kangaroos & other wildlife. This safe, family-orientated community attracts the highest quality tenants and residents alike. And now on to your townhouse where you have great opportunity to add value, with not much expense. There is a fully fenced backyard and solar panels already fitted for your convenience. On the ground level you have a double lock up garage with space for an additional two cars out front. Plus, there is plenty of visitor car parking nearby. I suspect the astute buyer will make use of the subfloor area, with tremendous opportunity to increase the value of the property. A large laundry is also to be found on this level, which could easily be repurposed into an office. Hint: a number of such townhouse designs have converted the garage into an additional independent living area consisting of bedsitter, living and bathroom facilities (Council permission required, of course). Travel to the top level via the carpeted staircase and you will find an open plan lounge, dining and kitchen which opens up to a Juliet balcony with magnificent mountain views on one side and out to the large fully fenced courtyard on the other. Three very spacious, carpeted bedrooms complete the living quarters with the main bedroom having direct access to the central bathroom containing both shower and bath; plus, there is the separate WC. Yes, it is move-in-ready or rent-ready as is, but I suspect the right buyer will find innumerable ways to add significant added value. Finally, one needs to consider location. You have everything you would want within a ten-minute drive. Check online and you will see just how central you are. - Estimated rental income: \$650-\$700 per week | Strata/Body Corporate fees: \$80 per week (approx.) - Property Rates: \$40 per week (approx.) | Water (shared): \$25 per week (approx.) The property features: - Complex nestled within a quiet bush land reserve - Massive bushland views through to mountains - Ample visitor car parking nearby - Double lock up garage + off-street parking for an additional 2 cars - Large laundry on ground floor - Carpeted open plan living area leads out to front balcony with mountain views and fully fenced courtyard - AC unit in living area cools entire townhouse - AC in Master & guest bedroom - Galley kitchen with ceramic black hob & oven under - Good bench and storage space - Three very spacious bedrooms with built-in wardrobes - Large two-way bathroom with bath and walk-in shower - Separate toilet - Ceiling fans in 3 bedrooms, living area and dining area - LED lighting throughout - Pet friendly complex (with body corporate approval) - 3 minute drive to William Duncan Primary School, local medical center, pharmacy, IGA & other convenient amenities | 5 minute drive to M1 and Nerang State High School - 10 minute drive to Nerang station & Local Cinema | 24 minute drive to Surfers Paradise Beach