

70 Roxborough Street, Canungra, Qld 4275



House For Sale

Thursday, 9 May 2024

70 Roxborough Street, Canungra, Qld 4275

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 168 m2

Type: House



Kevin Blanc

0400796126

Auction

Auction: Thursday 30th May @ 6pm
Ray White Nerang: 1/12 Ferry Street, Nerang
Discover the perfect blend of convenience and comfort in this charming single story corner duplex property. Showcasing exceptional liveability this property will attract interest whether you are a first home buyer, investor or downsizing from acreage. This charming brick home with a Colourbond roof, has a grass lawn at the front which offers the option to extend the garden fence forward for additional usability and space. A spacious two-car garage and concrete driveway complete the picture. Step inside through the tiled foyer to reveal an inviting functional open-plan living area, boasting a dedicated media room alongside a separate lounge/dining/kitchen space. Tiled floors grace the entirety of the main living quarters, offering both elegance and practicality and the split system air conditioning unit ensures you are kept cool or warm throughout the seasons. The centrally located kitchen features electric appliances and a generous stone countertop. Access to the garden is via a glass sliding door from the lounge area which enhances the seamless flow of indoor-outdoor living. Accommodation is provided by three cosy bedrooms, each outfitted with built-in wardrobes for optimal storage. The master suite boasts the added convenience of an ensuite bathroom, robe, and a split system air conditioner for personalised comfort. Outside provides an idyllic backdrop for outdoor enjoyment. The garden has an abundance of fruiting trees and an iron sided raised herb garden, complemented by a 5,000-liter rainwater tank to supplement the town water supply, embodying sustainability and resourcefulness.

Key Features:

- Corner location
- Open plan living
- Split system air conditioning
- 3 bedrooms with built-ins and master with ensuite and split system air-conditioning
- Spacious 2 car lock up garage
- 5,000 L rainwater tank
- Low maintenance
- Single storey
- Convenient location near amenities and schools
- Easy access to Gold Coast and Nerang rail line

Embrace the essence of modern living and community lifestyle, ideally suited for young families, first-time homebuyers and downsizing retirees alike. Welcome home to a lifestyle of comfort, convenience, and endless possibilities. Call Kevin on 0400 796 126 to secure a time to view this charming home. This property is being sold by auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

DISCLAIMER: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate; however, accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.