

2/65 Woodland Drive, Reedy Creek, Qld 4227



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

2/65 Woodland Drive, Reedy Creek, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 154 m2

Type:

Duplex/Semi-detached



Matt Micallef
0755944424



Craig McCallum
0755944424

Offers over \$949,000

Welcome to 2/65 Woodland Drive, Reedy Creek, a modern duplex perfect for the first home buyer, savvy investor or those looking to downsize. Every aspect of this property has been thoughtfully designed and meticulously maintained, with a recent renovation guaranteeing a modern living space. Here's what makes this home truly exceptional:

- Open plan living, dining and kitchen area with air conditioning
- Modern kitchen with gas cooking and main appliances
- Master suite with aircon, built-in double robe and ensuite
- Ensuite with shower, vanity and toilet
- Two additional bedrooms with plantation shutters and ceiling fans
- Newly renovated main bathroom with shower bath, toilet and vanity
- Garage has been converted into laundry and an additional bedroom
- Expansive entertainers delight backyard with shade sail and quality travertine tiles
- Fully fenced, low maintenance block with garden shed for additional storage
- Shared driveway and off street parking for additional vehicles
- No body corporate fees, only shared insurance with your neighbour

Rental appraisal: \$800 - \$900 per week • Council rates: \$2,414pa approx. • Insurance: \$1032 per annum for this property (shared insurance with neighbour totalling \$2064 per annum)

Reedy Creek is one of the most sought-after suburbs on the Gold Coast, known for its serene environment, picturesque landscapes, and family-friendly atmosphere. Situated in an outstanding location within an easy walk to top schools, local shops and transport, this property has easy access to the M1 and is also a short 10 minute drive to Burleigh Beach, 7 minutes away from Robina town centre. Submit an enquiry now to receive a copy of the Diligence Pack or contact The Micallef Team on 0410 503 518.

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. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.