

**16 Floyd Court, Parkwood, Qld 4214**



**House For Sale**

Sunday, 23 June 2024

16 Floyd Court, Parkwood, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 719 m2**

**Type: House**



Brad Scott

0755646070

## Openn Offers above \$949,000

FINAL OFFER STAGE Tues 9th July 2024 at 6PM (QLD Time) online at [www.openn.com.au](http://www.openn.com.au) This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below\*\*: <https://youtu.be/Y5v55W8zf0s> To take an Online 3D Tour of this property, please click on the link below\*\*: <https://my.matterport.com/show/?m=XaYhT9nbUa8> To watch a Video on how to place an offer on this property 24/7, please click on link below\*\*: <https://youtu.be/pJ1Pg8IfqKg?si=kHFUbdD2qsI4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below\*\*: <https://anz.openn.com/app/p/cpp2au14f32rn324pd90> \*\* If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team would like you to Welcome you to 16 Floyd Court, a stunning family home located in the sought-after suburb of Parkwood. This spacious and modern 3-bedroom, 2-bathroom house is perfect for growing families looking for a comfortable and convenient lifestyle. With ample living space, a beautiful backyard, and a prime location, this property offers everything you need to create lasting memories. Spacious and Modern Living Step inside and be greeted by the light-filled and open living spaces that this home has to offer. The well-designed floor plan seamlessly connects the living, dining, and kitchen areas, creating a perfect space for entertaining family and friends. The modern kitchen is equipped with good-quality appliances and ample storage making it a dream for any home chef. The spacious bedrooms feature built-in robes and are perfect for relaxation and privacy. Outdoor Oasis Escape to your own private oasis in the backyard of this property. The generous outdoor space provides plenty of room for kids to play, pets to roam, or for hosting outdoor gatherings with loved ones. Whether you want to relax under the patio, soak up the sun by the sparkling pool, or enjoy a barbecue in the alfresco dining area, this backyard has it all. FEATURES INCLUDE:- LED kitchen lighting (floors, bench top & pantry) - Natural Gas connected to house, hot water & cook tops - 4 burner Gas cook tops & electric oven plus built in microwave, (Aristotle & smeg) stainless steel appliances through-out. - Parents or kids retreat/ dual-living potential - Grape vine over patio (fruiting seasonal) - Pawpaws- Bananas/ avocado - 2x lemons - Raspberries plus herbs - Potential dual driveway - Security sliding gate access to backyard - Caravan space with power - New antenna & NBN network - Low power bills with solar - Outdoor/bbq kitchen alfresco area with fan & drop downs weather blinds - Self service pool with new pump- Private back yard with fire pit - Spa/ pool side - Well established, easy maintained garden oasis - Freshly painted inside & out. - Crimsafe security screens - Outdoor shed/ lots of storage space- 2x Above ground veggie planters - multiply living areas/ room for the extended family. - Bath in bathroom/ensuite- Ceiling fans through plus for 4 Air-Cons - Skylight to main kitchen area EXCLUDED FIXTURES: - All TV's throughout the property are NOT included in the sale of the property INCLUDED CHATTELS:- Outdoor Spa- 2 Square black pot plants on west wall of pool- 1 Large round brown pot plant on north side of pool next to pool gate - Fridge and oven in converted garage room Prime Location Situated in the highly sought-after suburb of Parkwood, this home offers the perfect balance of tranquility and convenience. With easy access to local amenities, including schools, parks, shopping centers, and public transport, everything you need is right at your doorstep. Enjoy the peace and quiet of suburban living while still being just a short drive away from the vibrant city center.- 3 mins Walk to tram which goes to Brisbane & extending currently down to Coolangatta airport. - 5 min drive & 2 min tram to Griffith university & hospital, sharks club & many food & shopping varieties- 10 mins drive to Southport & Harbourside. - Less than 20 mins to beautiful Gold Coast beaches & Surfers paradise. - 40 mins drive to either Brisbane or Coolangatta airport. PROPERTY DETAILS Gold Coast City Council Rates: \$2,017\* p.a. approx Gold Coast City Water Rates: \$1,564\* p.a. approx Currently Owner Occupied: So rent out or live in Current Rental Appraisal: \$860\* to \$950\* per week Pool: Yes Solar System: Yes - 6.6kwh\* Block Size: 719m2 Built: 1994\*\* denotes approximations and/or measurements Don't miss out on the opportunity to make this beautiful family home yours. Contact us today to arrange a private inspection and start the next chapter of your life in the desirable suburb of Parkwood. This amazing opportunity is priced to sell at a highly competitive value. For further information please contact your Local Parkwood Area Expert Brad Scott.\* NOTE: Some images have had furniture digitally added for marketing purposes and privacy of the occupants. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. The agent makes no claims or guarantees that all works at the property are building certified and/or council approved, and all prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from

overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.