

**18 Lambros Drive, Benowa, Qld 4217**



**House For Sale**

Tuesday, 2 July 2024

18 Lambros Drive, Benowa, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

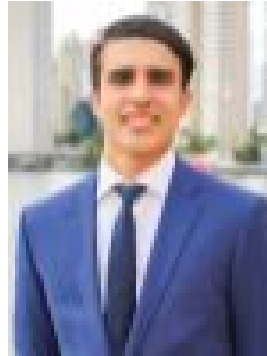
**Parkings: 4**

**Area: 639 m2**

**Type: House**



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## Auction

Attention buyers, this home is one that you should inspect for many reasons. Scheduled for auction, this property will be sold. The 639m<sup>2</sup> property offers dual street frontage to Lambros Drive and Evelyn Court, with a separate driveway entrance on Evelyn offering direct shed access. For the blokes this separate shed is the perfect man cave. The home has a practical floorplan and attracts streams of natural light with its northerly aspect. Freshly painted also there's lots to like. The open plan lounge, dining and kitchen encourage interaction. The central kitchen serves the home well and connects well with the alfresco area, which encourages year round dining and entertainment. The pool is an absolute beauty, the kids will simply love it. Parents can keep a watchful eye of the children swimming, from inside or relaxing by the pool. Walking distance to Benowa's popular schools and less than 10 minutes drive to Surfers Paradise beachfront. If the location hasn't got you in yet, this friendly neighbourhood absolutely loves the direct access that Lambros Drive offers to popular Benowa Park - less than a 200 metre walk. Property Features: ( See floor plan ) - A quiet and safe neighbourhood - Benowa State High & Primary School Catchment - Dual street frontage, dimensions approx 34.6 x 17.5 metres - Separate council approved powered shed - 3 bedrooms & 2 bathrooms, two bedrooms offer direct bathroom access - Double carport access from Lambros - Separate home office room - Central kitchen with new dishwasher & electric oven - Sunlite swimming pool & outdoor undercover alfresco - Securely fenced for the family pets - Low maintenance home & gardens - Approximately 5KW of solar electrical power - Total of 2 air conditioning units plus ceiling fans - Really sufficient storage options - Public Bus Stop on Benowa Road, less than 500m walk Less than a kilometre to Benowa Schools, Gold Coast Botanical Gardens, Pindara Private Hospital and Benowa Gardens Shopping Centre. Less than 4 kilometres to many popular golf courses, Gold Coast Turf Club, People's First Stadium and Tafe College. The seller is genuinely motivated to meet the buying market on a 5% deposit, and a 30-45 day settlement basis. Interstate buyers may request a face-time inspection or similar. Please attend the next advertised open home. Agent conjunctions are certainly welcome. Contact Tim Grevell for more info. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.