

# 24 Arbuthnot Parade, Benowa Waters, Qld 4217

**Professionals**

## House For Sale

Wednesday, 19 June 2024

24 Arbuthnot Parade, Benowa Waters, Qld 4217

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



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## Offers Above \$1,685,000

This property is well-presented allowing you to move in and slowly add your personal touches. The home has loads of potential boasting large living spaces, generous bedrooms and a floor plan allowing easy separation for the family. The large entry foyer is a statement piece with 3.8m high ceilings. You step down into an oversized light filled lounge room that overlooks the North/East pool area. The kitchen family zone also offers a generous space. Currently tenanted until November 2024 for \$1,150 per week.

- Four large bedrooms PLUS home office
- Master with large ensuite and walk in robe
- Kitchen with granite bench-tops
- Two spacious and light filled living rooms
- Family bathroom and separate powder room
- Loads of storage throughout the home
- North facing pool and undercover entertaining
- Double lock up garage plus off street parking
- Low maintenance gardens on a 652m<sup>2</sup> block

Additional Features:

- Air-conditioning and ceiling fans
- Vacumaid
- 6.6kw solar system
- Gas hot water system
- Privacy blinds on front windows
- Pool blanket
- Roof restored/painted
- Internally painted 2023
- Outgoings/incomings
- Council rates - approx. \$1543\* per half year
- Water rates - approx. \$402\* per quarter
- Rental return - \$1150 per week
- Lease expiry 30th November 2024

Close proximity to:

- Benowa High & Primary School (school catchment)
- St Kevins Primary School
- St Hildas (Private Girls School)
- TSS (Private Boys School)
- Benowa Gardens shopping centre
- Benowa Village Shopping centre
- Pindara Hospital
- Rosser Park & Botanical Gardens

Why we love Benowa Waters...The home of the Gold Coast City's Regional Botanic Gardens which consists of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQ's & dog off leash areas. Benowa/Benowa Waters is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just five kilometres from the beach. A popular choice with families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella. It is only a short drive to the scenic hinterland range and a 45 minute drive to Brisbane.\*approximate