

45 Edinburgh Road, Benowa Waters, Qld 4217

Professionals

House For Sale

Monday, 8 July 2024

45 Edinburgh Road, Benowa Waters, Qld 4217

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 658 m2

Type: House



Teresa Berger
0410665947

Offers Above \$1,675,000

This spacious family home has ample living area for the whole family to enjoy. Offering dedicated off-street parking for a caravan or boat. Our sellers are downsizing which opens a great opportunity for a new family to acquire this lovely home.

- Step inside to a large entry foyer
- Modern kitchen with white cabinetry
- Island bench and under bench seating
- Large tilt serverly window opens to outdoors
- Generous open plan family zone overlooking pool
- Sunken lounge - Ideal media room or office
- Four bedrooms with built in robes
- Master suite with fitted walk-in-robe
- Beautifully renovated ensuite with dual basins
- Two-way family bathroom off 2nd bedroom
- Covered outdoor entertainment off family room
- Sundrenched pool with shade sail covering
- Double lockup garage with loads of storage
- Separate parking/access for boat or caravan
- Low maintenance gardens on a 658m² block

Additional Features:

- Fully ducted zoned air conditioning throughout
- Security cameras with monitor
- Intercom system
- Crim-safe security screens
- LED lighting throughout
- White plantation shutters and blinds
- Solar panels plus solar heated pool
- Solar heated outdoor shower
- Outgoings/incomings
- Council rates - approx. \$1,173* per half year
- Water rates - approx. \$400* per quarter
- Rental return approx. \$1150 - \$1200 per week

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