

49 Bella Boulevard, Willow Vale, Qld 4209



House For Sale

Wednesday, 19 June 2024

49 Bella Boulevard, Willow Vale, Qld 4209

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 455 m2

Type: House



Elliott Wicks
0755315131

Offers Over \$795,000

The Pitch:Welcome to 49 Bella Boulevard, a remarkable property that stands out as both an exceptional investment opportunity and the perfect family home. Nestled in a tranquil corner of Willow Vale, this residence features an aesthetically pleasing open-plan layout that seamlessly flows into a grand alfresco area. Equipped with a ceiling fan, this outdoor space is ideal for dining and entertaining. This exceptional residence is both eco-friendly and practical, featuring a solar system and double gate side access that leads to a spacious yard with ample room for a pool, subject to council approval. Inside, the modern kitchen is the heart of the home, boasting stone benchtops, ample storage, and a free-standing 900mm gas cooktop and oven, making it a chef's dream. The dining and kitchen areas are bathed in natural light, creating a warm and inviting atmosphere. Additionally, the separate carpeted media room provides a comfortable space for family movie nights or quiet retreats. The master suite includes a large walk-in robe, air conditioning, and an ensuite with a feature stone wall, shower, and toilet. The second bedroom features a mirrored built-in robe and air conditioning, while two additional bedrooms come with mirrored built-in robes and ceiling fans. The main bathroom includes a shower, bathtub, and feature stone wall, with a separate toilet. Ceiling fans throughout the home ensure comfort in every room, and security screens provide added safety and peace of mind.

The Details:* Timeless modern design exudes character and charm* Four generous size bedrooms, master with ensuite and WIR* Chefs inspired kitchen featuring freestanding 900mm gas cooktop and oven* Functional kitchen with large island bench and ample storage * Stone bench tops and quality cabinetry throughout the home* Spacious outdoor entertaining space overlooking fenced rear yard* Generously sized open-plan living and dining area with tiled flooring* Additional living/ media room, perfect for larger families * Multiple split system air con's to living rooms and bedrooms * Ceiling fans to all bedrooms, living rooms and outdoor patio * Security screens to majority of windows & doors* Separate laundry with external access* Side access with double gate opening * Double lock up remote garage* Energy efficient solar system * 2014 build, 455 m2 block

The Location:Situated on the cusp of growth and development, 49 Bella Boulevard perfectly blends modern amenities with tranquil living while having access to new facilities like the Pimpama Sports Hub, Costco, Pimpama Train Station, and the upcoming Coomera Hospital, all while enjoying the privacy and peaceful serenity. Just moments from Gainborough State School, Pimpama Junction and Westfield shopping precinct, you'll have an array of favourite restaurants and cafés at your fingertips. The area is enriched with multiple parks, recreational areas, and schools, making the surrounding neighbourhoods equally appealing for families and individuals alike. Whether you're seeking a comfortable family home or a property with strong investment potential, this home delivers on all fronts. Embrace the lifestyle you've always dreamed of in a home that truly stands out.

The Investment:Current rental market appraisal: Approximately: \$710/W - \$730/W Currently tenanted until: 11/10/2024 at \$710/W Council Rates : Approx \$2,400 per annum Water Rates: Approx \$400 per quarter

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