

# 9 Glenwood Green Court, Mudgeeraba, Qld 4213



## House For Sale

Friday, 5 July 2024

9 Glenwood Green Court, Mudgeeraba, Qld 4213

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Jason Bedwell  
0731803209

## Ready To Sell !!

Welcome to 9 Glenwood Green Court, another quality family home in Mudgeeraba proudly presented to market by Jason Bedwell. Set in the private and peaceful Glenwood Green Estate, this low maintenance home is sure to appeal to the savvy buyer in search of a well located, move in ready property with all amenities within easy reach. Some of the standout features are:

- \* Good sized open plan living area creating a welcoming atmosphere for both entertaining and relaxing\*
- \* Modern tiled kitchen with pantry, breakfast bar, plenty of storage and stainless-steel appliances\*
- \* Master bedroom with walk in wardrobe, ensuite and ceiling fan\*
- \* Main bathroom with shower, bath, and toilet\*
- \* 2 additional bedrooms with built in robes and ceiling fans, plus study area\*
- \* Covered outdoor entertainment area looking out to a beautiful park\*
- \* Low maintenance gardens, allowing you to spend more time enjoying your outdoor space and less time on upkeep\*
- \* Double internal access garage with laundry, providing secure parking and convenient access to the home\*
- \* Exclusive picnic area within the estate for residents use only\*
- \* Rates are approx \$2,250pa (ie approx \$563pw)\*
- \* Extremely low Body Corporate fee of approx \$19pw (for private road, picnic area and front yard maintenance - which also helps support property value over time)\*
- \* Rental Appraisal: \$820pw - \$840pw

Located close to Robina Town Centre, M1 motorway, Somerset College, Clover Hill State School, public transport and many amenities. Glenwood Park is a very popular part of Mudgeeraba due to its proximity to the best schools on the Gold Coast and all the amenities a young family, retiring couple of professionals could need. Don't miss this opportunity to secure a home in a highly sought-after location that truly has it all.

Disclaimer: 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. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.

Disclaimer: QLD Compulsory Prescribed No Price Marketing Statement : 'This property is being sold without a price and therefore a list of sales may be available but a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.'