

**17/71 Mitchell Avenue, Currumbin, QLD, 4223**



**Townhouse For Sale**

Thursday, 1 August 2024

17/71 Mitchell Avenue, Currumbin, QLD, 4223

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Bruce Sohler

## Deceased Estate - Must Be Sold!

This deceased estate presents a perfect opportunity for the savvy buyer to pick up a clean and tidy townhouse in a great location. The family has done a lot of work for you in preparation for the sale which includes;

- ☑new carpet to the stairs and bedrooms
- ☑new downlights in the living/dining and other lights throughout,
- ☑new ceiling fans with lights to bedrooms,
- ☑freshly repainted throughout.
- ☑Thorough professional clean from top to bottom.

This 2 bedroom townhouse is on the end of a block providing some more separation from the neighbour. You will be surprised by the space on offer, with an oversized master bedroom with large walk in robe at the back of the property overlooking the rear yard. There is direct access to the 2-way bathroom through the walk in, where once again you will be impressed by the size on offer. The 2nd bedroom is at the front and has a built in robe for storage. There is also additional storage in the linen cupboard at the top of the stairs.

The light filled kitchen provides several entertaining options, with direct access to the front courtyard, or you could entertain out the back under the covered patio. The dining/living area allows for seamless interaction with the outside through sliding doors and there is also an area that could be utilized for a home office/study nook.

The location of the property is perfect for young families, with it being only a short walk to Currumbin State Primary School, and the day care at the end of the street. In fact, you will find yourself, walking or riding your bike more, as you are so close to many of the amenities within close proximity.

For the Investors, this is a property you will want in your portfolio. With a rental appraisal at \$750 - \$795 pw the figures will stack up.

Whether you're seeking a permanent residence, or an investment opportunity, this property offers a great opportunity.

### Features;

- ☑Master bedroom with walk in robe.
- Large 2nd bedroom with built in
- 2 way bathroom
- ☑Ceiling fans to bedrooms
- ☑Plenty of storage
- ☑Separate Laundry
- ☑2nd toilet in Laundry
- ☑large rear courtyard
- ☑Carport and front courtyard, which can be enclosed for added security and privacy (STBCA)
- ☑Located within Currumbin State School & PBC High School catchment
- ☑Walk to the beach and Currumbin Estuary
- ☑Close to public transport
- ☑Close to shops, cafes and restaurants
- ☑Rental Appraisal \$750-\$795 per week
- ☑Council rates approx. \$2,050.36 pa
- ☑Water Rates approx. \$1,432.08 pa
- ☑Body Corp approx. \$54.07 pw

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions,

inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* Denotes approximate measurements.