

40/6 Ben Lomond Dr, Highland Park, QLD, 4211



Townhouse For Sale

Wednesday, 14 August 2024

40/6 Ben Lomond Dr, Highland Park, QLD, 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Townhouse

Bright & Airy Townhouse in the Heart of Highland Park - Central for all Gold Coast

Discover the perfect blend of comfort and convenience at this well-positioned and private end unit located at 40/6-20 Ben Lomond Drive, Highland Park. This beautifully updated 3-bedroom, 2-bathroom home offers a private sanctuary with modern amenities to elevate your comfort and living.

The complex itself is located on a quiet cul-de-sac street, away from the main roads. This immediately guarantees you both serenity, peace-of-mind, privacy, and security as there is no passing traffic.

Downstairs offers a secure double garage with internal access, and a separate laundry.

Moving upstairs, we have the free-flowing layout that seamlessly connects the air conditioned kitchen, living, and dining area. Big windows allow an abundance of light into the living area. You also have a private north west facing Juliette balcony with views of the stunning hinterland.

The master features its very own ensuite bathroom and walk-in robe. These thoughtful additions make it unique to other units in the complex whilst offering extra convenience.

Being an end unit not only comes with the added privacy, but you also enjoy a larger land size than other units in the complex. And yes, the backyard is fully fenced ensuring privacy and added security.

Council Rates: Approx. \$1,000 per 6 months

Water Rates: Approx. \$350 per quarter

Body Corporate: Approx. \$ 82 per week

Rental Appraisal: \$700-\$730 per week

The 'Panorama Palms' community offers:

Swimming pool with a shade awning

Children's wading pool

BBQ area

Dedicated onsite managers

The property features:

- Ample visitor car parking nearby
- Double lock up garage with internal access + off-street parking for an additional 2 cars
- Large separate laundry on ground floor
- Carpeted open plan living area leads out to front balcony
- Fully fenced backyard
- AC unit cools entire living quarters
- Galley kitchen with ample storage, hob & oven under
- Good bench and storage space
- Three very spacious bedrooms all with built-in wardrobes
- Two generously sized bathrooms each with their own walk-in shower.
- Ceiling fans in all 3 bedrooms, living area and dining area
- Pet friendly complex (with body corporate approval)

Let's talk about the location:

- 3 minute drive to William Duncan Primary School, local medical center, pharmacy, IGA & other convenient amenities
- 5 minute drive to M1 and Nerang State High School
- 10 minute drive to Nerang station & Local Cinema

- 24 minute drive to Surfers Paradise
Beach

This property is ideal for families, downsizers, investors, or anyone seeking a private community atmosphere. Don't miss your chance to make this exceptional unit your new home!

For more information or to schedule a viewing, contact Joshua Dean on 0447 777 148. Don't wait as this one won't last long.