

44/45 Lancashire Drive, Mudgeeraba, Qld 4213

— **Coastal**

Townhouse For Sale

Friday, 5 July 2024

44/45 Lancashire Drive, Mudgeeraba, Qld 4213

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Ilona Barry

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Interest over \$939,000

In a leafy pocket of the ever-popular Jacaranda Villas estate, you will discover this beautifully presented townhouse. Situated in the peaceful middle avenue of the estate, it offers a great deal of privacy as well as a serene bushland outlook and plenty of wildlife including koalas, wallabies and beautiful native birds. Spacious light filled living areas occupy either side of the kitchen, perfect for family enjoyment. A lovely north facing balcony is the ideal spot to relax and unwind and there is also a spacious deck at the rear of the property for alfresco entertainment. You will be delighted by the immaculate presentation of this townhouse with recent improvements including new flooring and carpet. This lovely home is ready for its new owners to simply move in and relax, so please contact me to arrange your personal inspection or you are welcome to attend one of my advertised opens homes.

Main features:

- Centrally located kitchen with stone waterfall benchtops, and quality Smeg appliances including gas cooktop, oven, microwave, stainless steel rangehood and dishwasher
- Spacious north facing living area leading to a sunny entertaining deck
- Dining area overlooking the backyard
- Large master bedroom with dual built-in wardrobes and study/makeup nook plus modern ensuite
- Two additional queen-sized bedrooms occupy the main level, and both include ceiling fans and mirrored built in robes
- Modern main bathroom includes shower, bath, vanity and separate toilet.
- The fourth bedroom or media room occupies the lower level along with a third bathroom / laundry
- Private, low maintenance backyard with large entertaining deck area
- Double lock up garage with epoxy flooring, plus driveway parking for additional vehicles

Additional Features:

- Ceiling fans
- Split system air conditioning
- Security screens
- Quality window furnishings including plantation shutters and roller blinds
- Linen & storage cupboards
- Gas hot water
- Rainwater tank

Year built: 2008
Building Size: 220sqm or 24 squares
Outgoings: Body Corp Fees: Approx. \$91 per week (including discount)
Insurance levies: Approx. \$22 per week
Council rates: Approx. \$978 per half
Water rates: Approx. \$337 per quarter

Location: Jacaranda Villas is a popular gated community which has been cleverly designed to maximise privacy and allow the native bushland to thrive throughout the estate. The complex also features a lovely swimming pool, barbecue area and gymnasium as well as the convenience of a dedicated on-site manager. Mudgeeraba is a highly sought after, affordable and family friendly suburb that is central to just about everything the Gold Coast has to offer, being only minutes to major shopping centres, beaches plus other attractions and facilities. Close to the M1 motorway, public transport and to numerous public and private schools including King's Christian College, Hillcrest Christian College. Easy commute to Gold Coast airport.

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.