

**9/20 St Kevins Avenue, Benowa, Qld 4217**



**Townhouse For Sale**

Wednesday, 26 June 2024

9/20 St Kevins Avenue, Benowa, Qld 4217

**Bedrooms: 2**

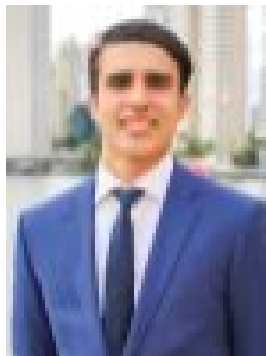
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Offers over \$635,000

You may have just found your next home in popular St Kevin's Avenue Benowa. Less than 10 minutes drive from Surfers Paradise beachfront and within the popular Benowa SHS and Primary School catchment. The buyer may move in from the end of August. The well-presented abode is perfectly positioned in the popular complex known as Surfers Palms Central. Light and airy and offering coastline views. Internally the abode offers a clever use of space with the two bedrooms upstairs being well-serviced by the bathroom. Streams of natural light fill the upstairs level due to the easterly aspect. The master bedroom also has a small balcony, which is a nice feature. The courtyard offers terrific living space with a large undercover alfresco area. Entertain or dine year-round outside. This area is well fenced, with a small lawn and garden shed. The kitchen was installed in 2021 and has a larger than average bench space, ideal for working from home or similar. The residence offers a single carport on title, plus use of a second open air space. This secondary carpark is an adjacent spot not formally authorised, but it is only used by occupants of this residence. Townhouses of this kind are forever in demand, so be quick! Ideal for first-home buyers, downsizers or investors looking to secure a property in a great location. Property Features Include: ( see floor plan )- Well presented townhouse, located towards the rear of the estate - Two bedrooms and one bathroom- Two car spaces, as described above - Private courtyard undercover alfresco area - The central kitchen serves the home well - electric cooking + dishwasher- One upstairs air-conditioning unit + ceiling fans - Adequate storage throughout- - Small lockable garden shed- Body corporate of approx \$75.00 per week- A well-fenced property, pet friendly upon written application to body corporate- Complex amenities include a swimming pool - Rental appraisal of \$600.00 - \$640.00 per week Public bus transport, popular schools, council parks, Pindara hospital, and the shopping precinct of Benowa Gardens are all close by. Feature destinations of Gold Coast Botanical Gardens, Metricon Stadium, Gold Coast Turf Club, and popular golf courses are all less than 5 minute's drive. You will love your new low-maintenance lifestyle. Simply sit back, relax, and enjoy each day. Interstate buyers are encouraged to request a facetime inspection. Agent conjunctions are certainly welcome. Please contact Tim Grevell for more info. 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. Prospective purchasers should make their own enquiries to verify the information contained herein.