

# UNIT 68/119 SUGARWOOD STREET, Moggill, Qld 4070



## Villa For Sale

Saturday, 27 April 2024

UNIT 68/119 SUGARWOOD STREET, Moggill, Qld 4070

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 174 m2

Type: Villa

**\$737,000 +**

To enquire, please email or call 1300 815 051 and enter code 7022 Looking for the perfect retirement lifestyle? Spacious 3 bedroom villa in the tightly held Sugarwood Grove Garden Villas, one of Brisbane's most sought after over 55's lifestyle communities. Sugarwood Grove is a private community title complex where all owners have absolute freehold title ownership, with no exit fees. Corner Villa and one of the larger land blocks (253m<sup>2</sup>). Fully-fenced with generous outdoor living areas, gardens, and a substantial yard wraps around 3 sides. The villa is beautifully appointed and recently renovated. It boasts generous open-plan living space, modern kitchen, 3 bedrooms with built-in robes and a dual-access ensuite, and internal access to a remote controlled garage. Wonderful facilities include a large community centre, heated pool, gym, library & computer room, workshop/shed, and community herb/vegetable gardens. Private, fully-fenced off-leash dog park for residents. Secure gated community, surrounded by beautifully maintained gardens and amenities, and ideally located just a short walk to local amenities, public transport and shops.

**VILLA 68 FEATURES:**

- 3 large bedrooms with built in robes
- Recently renovated
- Absolute freehold title ownership. No leasehold or exit fees.
- Northern aspect
- 1.5 bathrooms (dual-access ensuite bathroom + separate toilet)
- Fully fenced
- Single remote-controlled garage, with internal access
- Split System A/C and ceiling fans
- Vibrant over 55's village community
- 80 Villas, 2 and 3 bedroom
- Secure, gated community
- Onsite manager & caretaker
- Modern community centre with commercial kitchen and bar, pool table, large movie screen, regular social events, library & computer room, heated swimming pool, gym, community vegetable garden, workshop/shed
- Private dog-off leash area
- Small pets allowed (subject to Body Corporate approval)
- Visitor parking and secure parking area for resident's RV's
- Easy walking distance to public transport, local shops, cafes, Bellbowrie Tavern, Bellbowrie Sport & Rec, Bellbowrie Pool

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