

1/12 Hillcrest Avenue, Tugun, Qld 4224

Villa For Sale

Friday, 12 July 2024

1/12 Hillcrest Avenue, Tugun, Qld 4224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 183 m2

Type: Villa



John Cepero LREA
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Auction

The motivated owners are prepared to sell either before the auction or on Auction Day, scheduled for Saturday, July 27th at 12:00 pm noon. Welcome to your dream home at 1/12 Hillcrest Avenue, Tugun. This impressive 2-level, 4-bedroom, 2-bathroom villa is the epitome of luxury and style. Step inside and be captivated by the grandeur of the open plan living area, featuring high-ceilings and an abundance of natural light. The gourmet kitchen is a chef's delight, equipped with top-of-the-line appliances, ample storage space and a large island bench perfect for entertaining guests. Outside, you'll find a north-facing private front courtyard with large covered alfresco area. This is the ideal space for outdoor entertaining or simply relaxing and enjoying the beautiful Queensland weather. Only minutes from the beach this is ideal for executive living or investment, it boasts contemporary finishes and offers the convenience of proximity to John Flynn Hospital, GC Airport and the M1. Located within a boutique complex of four, this villa stands out with its private street frontage, ensuring both privacy and accessibility. Features:- 4 bedrooms, all with built-in robes.- 2.5 bathrooms (including ensuite, main, and powder room). - Open plan living area.- Gourmet kitchen with 900mm electric cooker and stone benches.- Ducted air conditioning.- Separate laundry.- Alarm system and security screens.- High ceilings (2.7m).- Ample storage.- Genuine timber floors on upper level, tiles on lower.- Fully fenced front courtyard with large entertaining deck and private gate access.- Double lock-up garage with remote.- Low body corporate fees approximately \$44. per week.- Pet friendly. (Subject to body corporate approval).- Rental income approximately \$1,200. per week.- Council rates: approximately \$2,500. per annum. - Water rates: approximately \$230. per quarter (approx. - variable upon consumption). Constructed in 2011, this villa combines the spaciousness and comfort of a traditional house with the low-maintenance appeal of modern living. Nestled in the highly desirable suburb of Tugun, this property seamlessly blends peaceful residential living with easy access to essential amenities. Enjoy proximity to pristine beaches, local shops, cafes, and schools, ensuring a convenient and enjoyable lifestyle for you and your family. Seize the chance to claim this luxurious family home as your own. Contact us today to schedule a private viewing and discover the allure of 1/12 Hillcrest Avenue, Tugun. Your dream home awaits! This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information to determine whether this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary. * Denotes approximate measurements