

Villa 28/4 River Springs Drive, Avoca, Qld 4670



House For Sale

Sunday, 26 May 2024

Villa 28/4 River Springs Drive, Avoca, Qld 4670

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Warren Hitzke
0437239688



Gosia Hammond
0419678024

\$895,000

Welcome to Villa 28 - a beautiful Home situated in Stage 1 of the resort on a prime golf course frontage site overlooking the 9th green. This prime community, designed for those over 50, features a near-new Hampton-style home. Enjoy the lush, manicured 9-hole golf course from your alfresco area! At a glance:

- Approx. 351sqm* allotment
- Generous floor area of 225.60sqm*
- Osprey floor plan designed to make the most of the uninterrupted golf course views
- 2 spacious bedrooms with built-in wardrobes, with the main bedroom offering a walk-in robe and ensuite
- 2 superior bathrooms with extra-large shower
- High ceilings (2550mm*)
- Open-plan kitchen with stone benchtops and ASKO appliances
- Kitchen / living / dining area combined
- Separate laundry room
- Air-conditioning to living / dining area, two bedrooms, and the study
- Ceiling fans throughout
- Security and fly screens throughout
- Windows with a blend of plantation shutters and Veri shades
- Undercover outdoor area with remote-controlled alfresco screens seamlessly connecting indoor and outdoor spaces
- Double lock-up garage with epoxy-coated floor and plenty of built-in storage
- Fully fenced and landscaped

Key Buying Benefits:

- No Stamp Duty
- No Exit Fees
- No Rates Except Water Rates
- Retain 100% of Capital Gains
- Pet Friendly
- Private 9-hole, Terry Price Designed Golf Course
- Caravan, RV and Boat Storage Gated Community
- 29 Acres of Riverfront Space

Premium features and upgrades were incorporated into this home's construction; it offers an idyllic lifestyle for those looking to downsize, with tranquil surroundings and meticulous attention to detail - why wait? Enquire now! Contact Warren Hitzke on 0437 239 688 or Gosia Hammond on 0419 678 024 to arrange a viewing and start living the lifestyle you deserve!