

35/2 Ridgeline Way, Highland Park, Qld 4211



Villa For Sale

Wednesday, 3 July 2024

35/2 Ridgeline Way, Highland Park, Qld 4211

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 293 m2

Type: Villa



Brad Scott

0755646070

Motivated Seller will "Meet the Market!"

FINAL OFFER STAGE Wed 24th July 2024 at 6PM (QLD Time) online at www.openn.com.au This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out. To watch a Video of this property, please click on link below**: <https://youtu.be/AtTX7rcWE6g> To take an Online 3D Tour of this property, please click on the link below**: <https://my.matterport.com/show/?m=BBCe4tJDFyW> To watch a Video on how to place an offer on this property 24/7, please click on link below**: <https://youtu.be/pJ1Pg8IfqKg?si=kHFUbd2qsl4j4eQb> To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**: <https://anz.openn.com/app/p/cq2e3n2pvucevolpmqh0> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team would like to Welcome you to this new listing at Villa 35, at 2 Ridgeline Way in the "Kirribili Heights estate in Highland Park. This beautiful 4 bedroom, 3-bathroom, triple story villa is a spacious property offering the perfect blend of style, comfort, and convenience. With its prime location and impressive features, this villa is the epitome of contemporary living. Step inside and be greeted by the light-filled open plan living area, perfect for entertaining family and friends. The well-appointed kitchen boasts sleek cabinetry, quality appliances, and ample bench space, making it a chef's dream. The adjoining dining area seamlessly flows onto the outdoor patio, creating a seamless indoor-outdoor living experience. The villa features three generous sized bedrooms on the middle floor, each with built-in wardrobes, providing plenty of storage space for the whole family. The master bedroom is a private retreat, complete with a modern ensuite and a walk-in robe. The additional bathrooms are beautifully designed, featuring stylish fixtures and finishes. On the ground floor there is a self contained Granny Flat / Studio with its own open plan kitchen, living, dining, bedroom and bathroom. Enjoy the convenience of a double carport, providing secure parking for two vehicles. The low-maintenance yard allows you to spend more time enjoying the surrounding amenities and less time on upkeep. Located in the sought-after suburb of Highland Park, this property offers easy access to a range of amenities. Enjoy the convenience of being just a short drive away from shopping centres, schools, parks, and public transport options. With its desirable location and impressive features, this villa presents an incredible opportunity for families or investors looking for a stylish and spacious home. Features you'll love:- 4 Spacious Bedrooms (Master with ensuite and balcony)- 3 Modern Bathrooms- Double Lock-Up carport- Resort style Pool in Complex- Panoramic Gold Coast Views from most livings areas and bedrooms- Triple Storey Design- Granny flat, studio on the ground floor with own private kitchen and bathroom.

PROPERTY INFORMATION Gold Coast City Council Rates: \$2,414* p.a. approx Gold Coast City Water Rates: \$1,869* p.a. approx Body Corp: \$86* per week approx Currently Leased through Smart Real Estate for \$900 per week until 29th Jan 2025 Current Rental Appraisal: \$1,000* to \$1,100* per week approx Built: 2007** denotes approximate measurements Don't miss out on this fantastic property. Contact us today to arrange a private inspection and secure your dream villa in Highland Park. You'll love how central to everything you are here. A rare opportunity to purchase in an unbeatable location. For further information or to arrange a private inspection please contact your local Highland Park Area Expert Brad Scott. NOTE: Some photos have had virtual furniture added for the privacy of the tenant and also to assist in marketing of the property. 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. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly or have a compromised immune system.- Please practice social distancing at all inspections to help minimise the spread of COVID-19.