

**77/37 Old Coach Road, Tallai, Qld 4213**



**Villa For Sale**

Monday, 20 May 2024

77/37 Old Coach Road, Tallai, Qld 4213

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 113 m2**

**Type: Villa**



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## Offers Over \$599,000

Seize this rare opportunity to own a home in one of Tallai's most coveted complexes. This property offers easy access to all the amenities that Mudgeeraba and Tallai have to offer. Ideal for downsizers seeking a peaceful retreat or those looking for a convenient lock-up-and-go scenario, it also holds excellent investment potential for families planning to move in later and enjoy the many benefits of this great community. This single-level, two-bedroom home includes a master bedroom with an ensuite, a shared bathroom, and a single garage. The large living room connects to a separate dining room or extra bedroom area, and the kitchen overlooks a private backyard with ample space for plants and outdoor garden furniture. Ceiling fans are installed throughout, and an air conditioning unit in the main living area cools the entire home. The complex features a community clubhouse and swimming pool. Mudgeeraba Village is just a short distance away, providing shopping, coffee shops, restaurants, and more. With quick access to the M1, Mudgeeraba Village Shopping Centre is approximately five minutes away. Don't miss out on making this fantastic home yours!

**Property Features:-** 2 bedrooms, including a master with an ensuite- 1 shared bathroom- 1 lock-up garage- Ceiling fans throughout- AC unit in the main living area- Single level with no steps- Built-in wardrobes- Private backyard area- Low body corporate fees- Pets allowed subject to Body Corporate approval- Swimming pool- Clubhouse and social areas- Well-kept gardens and property- Bus stop at the entrance of the complex

**Why Mudgeeraba is Sought After:-** Central location- Availability of larger homes- Excellent coffee shops- Highly reputed primary schools- Rising property prices- Beautiful, natural bushland surroundings

**Nearby Schools:-** All Saints Anglican School- Somerset College- Cloverhill State Primary- Kings Christian College- Mudgeeraba State School- Mudgeeraba Special School

**Cafes & Restaurants:** Mudgeeraba offers a unique village setting with a variety of shops, weekly markets featuring local produce, monthly sporting events, open theatre nights, live bands, and some of the best coffee shops on the coast.

**Shopping:-** Mudgeeraba Shopping Village, including Woolworths- Bell Place Plaza, including Coles- Aldi and other public services

**Transport:-** Buses to Nerang and Robina from Mudgeeraba Village- 20 minutes from Gold Coast Airport- 15 minutes from iconic Burleigh Beach- Less than 5 minutes to Robina Town Centre- 50 minutes to Brisbane International Airport- Easy access to the Pacific Motorway and 5 minutes to Robina Train Station- 5 minutes to CBUS Stadium, home of the Titans

Don't miss this chance to make this wonderful home yours! When 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.