

89/54 Gemvale Road, Reedy Creek, Qld 4227

— **Coastal**

Villa For Sale

Sunday, 23 June 2024

89/54 Gemvale Road, Reedy Creek, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 120 m2

Type: Villa



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Expressions of Interest

Situated within the highly-sought Somerset Gardens Estate, this neat and tidy villa represents exceptional value. With an ideal single level floorplan, recently refurbished interior and flat, fenced backyard, this property presents extremely well. This lovely villa could be your ideal first home, is suitable for anyone looking to downsize or could equally be a savvy addition to your investment portfolio with a quality tenant already in place. The well-maintained gated estate features a sunny swimming pool, family BBQ area as well as an on-site manager. Situated within easy walking distance to King's Christian College and Hillcrest Christian College plus Varsity train station and local shops are a convenient walk. The shopping and dining precinct of Robina Town Centre and beautiful Gold Coast beaches are only a short drive away. Standout features include:

- Contemporary kitchen with modern appliances plus plenty of cupboard and bench space
- Carpeted open plan living and dining area with sliding door access to back yard where you will discover a large, motorised awning ideal for outdoor enjoyment
- Master bedroom with built in robe and ensuite
- Two additional carpeted bedrooms each with built in robes
- Modern main bathroom with bath, shower and separate toilet
- Separate laundry
- Single lock up garage with internal access
- Private fenced back yard with flat lawn area ideal for children and pets to play safely

Additional inclusions:

- Ceiling fans
- Security screens
- Linen cupboard
- Electric hot water
- Garden shed
- Individual water meters
- Pet friendly estate

Year built: Approx 1998
Building Size: approx. 120sqm
Body Corp: Approx \$113 per week
Location: Reedy Creek is a prized, family friendly location with beautiful breezes and surrounded by nature reserves. You will enjoy the village atmosphere of the local Reedy Creek shopping centre complete with Woolworths supermarket, BWS, Zarraffas Coffee and doctor surgery. Robina Town Centre's shopping and dining precinct is only a short drive away. Walk to Hillcrest Christian College and King's Christian College with easy drive to Somerset College, St Andrews Lutheran College and All Saints Anglican School as well as being in the catchment to Clover Hill Primary School. There are also several popular childcare options. An abundance of parkland can be explored throughout the area including a very popular off leash dog park and mountain bike trails. This wonderful lifestyle is only a short drive to the glistening sands of beautiful Burleigh Heads beach, restaurants and cafes as well as an easy commute to Gold Coast Domestic and International Airport.

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.