



## Owners instructions are clear, this property must be sold! all offers will be considered

Sold \$308,000

Located in the quiet and peaceful surroundings of Paradise Palms Leisure Villa designed for over 40's living. When you purchase in this complex, stamp duty is applicable as you own the home and land. There are no Entry or Exit Fees.

This large, light and airy open plan 1 bedroom villa is just as large as the two bedroom villas in this estate and can accommodate a second bedroom if you wish.

This recently renovated home has a new galley style kitchen overlooking the living and separate dining room, updated bathroom, been freshly painted throughout, new carpet, lights, ceiling fans and two air conditioning units.

Equipped with a single lock up garage with internal access, separate laundry and your very own entertaining area and private yard for pets.

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Mingle with the other residents at the warm and pleasant communal hall, where you can enjoy monthly BBQ's and Friday night happy hour. Not a care in the world, all maintenance is included with a friendly, caring community while still allowing your independence.

This complex is also equipped with the following recreation facilities: Outdoor pool & BBQ area, they have even arranged a hairdresser and doctor to come by weekly for you.

Only minutes from Pindara Hospital, Myhealth Medical Centre, Benowa Gardens Shopping Centre & Benowa Village Shopping centre & Benowa Bowls Club.

Properties in this sought after estate rarely come along, book your private inspection today, call Jackie Cassidy on 0421 188 894

### ADDITIONAL FEATURES INCLUDE:

\* One bedroom with built in robe, ceiling fan and air conditioning



Jackie Cassidy - 0421 188 894  
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- \* Potential to create a second bedroom if you wish
- \* Spacious and open living area
- \* Modern galley style kitchen with ample storage and bench space, electric oven and cooktop
- \* New carpet and paint throughout
- \* Double batts insulation
- \* Security doors and windows
- \* Air conditioning in the main living area
- \* Single lock up garage with internal access
- \* Separate laundry
- \* Own private yard
- \* NBN Connection
- \* Pet friendly
- \* Maintenance included in body corporate
- \* Fantastic location with a bus at the door
- \* Walk to parklands, shops and medical centres
- \* Low Body Corporate fees of \$66 per week



49/37 Saint Kevins Avenue, Benowa 4217

1 Bed 1 Bath 1 Car

Jackie Cassidy  
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Internal 84m<sup>2</sup> or 9 Squares  
Alfresco 14m<sup>2</sup>

