



Central Location in quiet leafy setting - Spacious Townhouse

Sold \$320,000

Personal circumstances dictate this property must be sold ASAP.

Elevated and private; this spacious townhouse is in the centre of the Gold Coast in the Gumtree Terrace complex of only 44 units. This fabulous location within a short walk to Emerald Lakes Golf Course, walkways and new play area. Adjacent the Metricon Stadium, and only a few minutes' drive to the motorway, trains, shopping centres and schools.

- This unit has a large double remotely controlled garage plus there is extra storage space under the stairs and behind the garage
- Two of the three generously sized bedrooms have built in wardrobes; two of the bedrooms lead to the back courtyard
- The main bedroom has an en-suite
- Main bathroom with separate toilet
- There are plenty of cupboards in the kitchen which opens onto the combined dining/lounge.
- Newly renovated balcony with tasteful tiled living area and recently replaced carpet
- Security screens & natural light
- Large saltwater pool in Complex
- For the investor there are long term tenants in place that are keen to stay
- As the property is tenanted; some of the photos are generic

The Body Corp for this property is approx. \$3516 per year

Water rate approx. \$1600 per year

Council Rates approx. \$1850 per year

Rent \$380 per week leased till 19 April 2021

This unit would be great for the investor or those looking for a quiet life in a great place to live.



Mark Hayton - 0403 504 261
mark.hayton@coastal.com.au

