







Chic Townhouse in prime location, available for vacant possession with cute courtyard and A/C

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This immaculate townhouse is positioned within walking distance from Coles, St Andrews Anglican College and has access to the Ridges Recreation Facility which offers 2 x flood lit tennis courts, 25m lap pool, café, gym, BBQ and meeting room plus the Pavilion complex with a 15m pool and BBQ area. And if the location wasn't enough, being architecturally inspired, the modern presentation, delightful ambience and functional floor plan will be the icing on the cake.

Please note: The internal photos are from a very similar unit whilst the external photos are of this unit. At the tenants request, there will be no open homes so inspections will only be by appointment at this stage. If you would like an inspection, please send through an enquiry with some available times :-)

Focussed on low-maintenance living, you will love the many luxurious features about this property:

- Peaceful surrounds in lovely quiet prestigious estate

Price	SOLD for $580,000
Property Type	Residential
Property ID	259

Agent Details

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Office Details

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AroRealty

- An abundance of natural light through an abundance of windows and gentle wafting breezes make living here a delight
- Air-conditioned living and separate open plan kitchen & dining downstairs plus an intimate 3rd living area upstairs
- 3 generous bedrooms all with built-ins, master with A/C and blockout blinds throughout
- Gourmet kitchen with large island bench, gas cooktop, breathtaking stone benches, brand new dishwasher and loads of storage
- Dedicated laundry and separate powder room downstairs
- Full sized bath in large main bathroom featuring a bespoke vanity
- A fully glassed back living area with sliding doors opening to a beautiful private courtyard with room for pets and outside time
- Single remote garage with internal access plus room for a second car in front of the garage
- Coastal areas such as Peregian Beach, Coolum and Noosa plus the airport just a short drive away

Some financials:
- Houses similar currently achieving $600 - $620 per week rent
- Rates are around $1000 per half year
- Body Corporate levies are currently under $3500 per year which includes access to the Ridges Recreation Club and the Pavilions Pool and BBQ area
- There are currently tenants in place on a periodic lease so vacant possession is available allowing for the appropriate notice time frames.

People who live in the Exclusive Pavilions Estate simply love the convenience, the community and the facilities. This glamorous townhouse offers easy living in space. natural light and moderns comforts, so set yourself up to live or invest in this great holiday-like lifestyle today!

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