



## *Light and Modern Townhouse with A/C, large private courtyard and access to elite recreation facilities*

This immaculate townhouse is positioned within walking distance from Coles, St Andrews Anglican College, the Peregrine Springs State School 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.

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

- Peaceful surrounds in lovely quiet prestigious estate
- Oozing with natural light through an abundance of windows and gentle wafting breezes that make living here a delight
- Air-conditioned main living. Separate open plan kitchen & dining downstairs plus an intimate 3rd living area upstairs

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Price SOLD for  
\$793,000

Property Type Residential

Property ID 297

### *Agent Details*

Amber Fox - 0405 357 735

### *Office Details*

The Property League  
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**AroRealty**

- 3 generous bedrooms all with built-ins, master with A/C and blackout blinds throughout
- Gourmet kitchen with large island bench, gas cooktop, breathtaking stone benches, dishwasher and loads of storage
- Dedicated laundry and separate powder room downstairs
- Full sized bath in large main bathroom featuring a bespoke vanity and separate shower
- The kitchen/dining area opens to a beautiful private & well-cared for courtyard with room for pets (body corporate approval is required) and a relaxing time outside
- Single remote garage with internal access plus room for another car (possibly 2 dependent on size) on the drive in front of the garage
- Coastal areas such as Peregrine Beach, Coolumb and Noosa plus the airport just a short drive away

Some financials:

- Houses similar currently achieving \$650 per week rent
- Council Rates are around \$1100 per half year
- Body Corporate levies are currently around \$3600 per year with the on time payment discount which includes access to the Ridges Recreation Club and the Pavilions Pool and BBQ area
- There is a tenant in place who is leaving towards the end of February so this property would suit an owner occupier or investor.

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 modern comforts plus a very delightful courtyard, so set yourself up to live or invest in this great holiday-like lifestyle today!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*