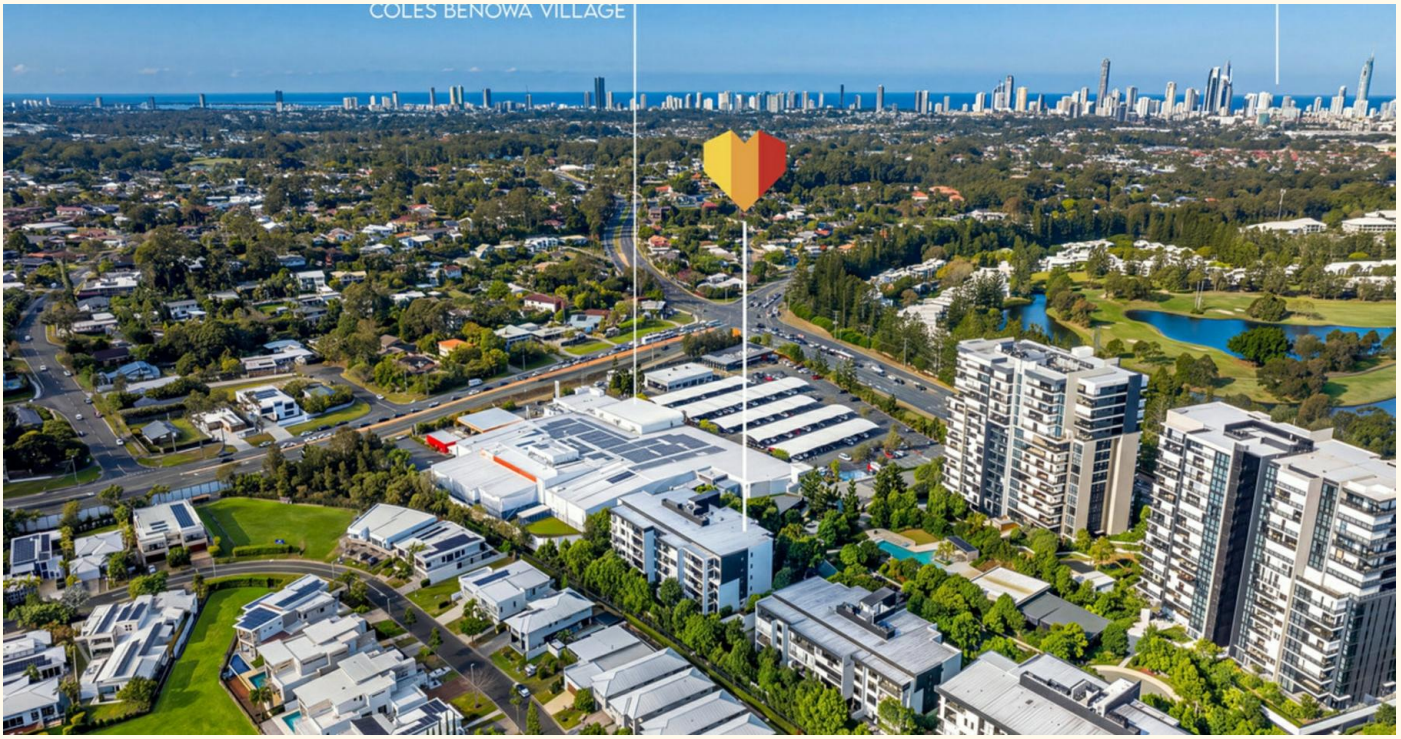








1013/21 Ross Street, Benowa

PRIME BENOWA LOCATION / MOVE IN READY

Located in the sought after Vantage Residences, unit 1013 presents an exceptional opportunity to secure a stylish, low-maintenance lifestyle in one of the Gold Coast's most desirable communities. Offering a spacious two-bedroom, two-bathroom layout with an impressive balcony extending out from the internal living space, this beautiful apartment combines quality finishes, convenience and resort style amenities for you to use at your leisure. An unmissable opportunity for anyone wanting to downsize to a more maintenance free lifestyle in a premium Gold Coast location.

This Property Also Includes:

Open plan design with fully tiled kitchen, living and dining spaces
Designer "galley style" kitchen featuring quality stone benches, with gas stove, SS oven, microwave and dishwasher installed
Spacious balcony extending out from the livings space and along to the master bedroom, with a beautiful leafy outlook
Master bedroom featuring direct access to balcony, a walk-through robe and well-appointed ensuite featuring floor to ceiling tiles, an oversize shower with shower niche and plenty of storage
Generously sized second bedroom with a built-in robe provided

2 2 2

FOR SALE
Interest Above $779,000

VIEW
Wed 18th Nov @ 4:30PM - 5:00PM

AGENTS
Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY
LJ Hooker Nerang
(07) 5581 4422

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Main bathroom with shaving cabinet storage, floor to ceiling tiles and a built-in bathtub / shower combination
European laundry and loads of additional storage space throughout the apartment
Ducted air-conditioning throughout to keep everyone comfortable year round
Vacant possession available
Access to the resort style swimming pool, fully equipped gymnasium, sauna, BBQ entertaining area and beautifully landscaped gardens

Numbers:

Rental Appraisal: $870 - $890 per week
Council Rates: Approx. $1105 per 6 months
Body Corporate: Approx. $105 per week

Benowa Village Shopping Centre is simply a few steps from your front door, providing exceptionally quick access to Coles, BWS, popular cafes, restaurants and everyday conveniences. This location is also within walking distance to Royal Pines and Emerald Lakes golf courses, plus KDV and the Gold Coast Sports and Leisure Centre.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited ABN 13631272903 ACN 631272903 Licence No. 4283359 Expiry 06.02.2028 Licence No. 4283359 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. Louise Folkard and Brianna Wellauer are employees of Michael Folkard Property Pty Ltd

Disclaimer:
Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

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MORE DETAILS

Property ID	5JBXF41
Property Type	Unit
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246
Sales Specialist | L.R.E.A. | Independent Contractor |
michael@ljhgc.com.au

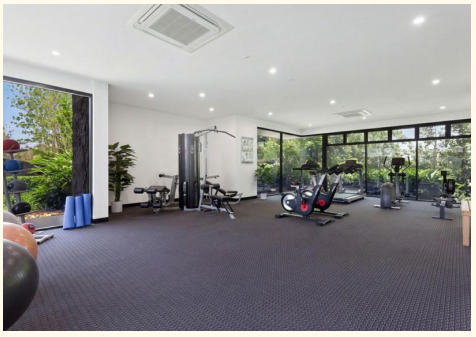
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1013/21 ROSS STREET, BENOWA

2 2 1

Internal: 98m² I External: 17m² I Total: 115m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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