



Biggera Waters, 7/10 Hollywell Road

Stunning Turn Key - Perfect Home or Investment —Prime Location - Ready Now

SOLD BY PAUL & LINA L J HOOKER M 0417488277 More Needed , great service with happy buyers and sellers

Welcome to this beautifully renovated double-story townhouse, where modern luxury meets comfort so close to the water. The owner has spared no expense in transforming this home, completely updated as new, ensuring it's ready for its next proud owner or an astute investor looking for an incredible property, just turn the key to move in an enjoy, ready now.

Please see the attached professional photos, floor plan, and full video walk through 360 of the home.

Step into this impeccably presented abode, with gleaming porcelain tiles in all wet areas

LJ Hooker

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD

7/10 Hollywell Road
Biggera Waters

2  1  1 

For Sale
\$670,000 - \$720,000

View
ljhooker.com.au/35CMGMK

Contact
Paul Ellem
0417 488 277
paulellem@ljhteam.com.au

Lina Onorato
0417 488 764
linaonorato@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

and kitchen for a sleek and sophisticated look. Timber-like floor coverings through the living and dining areas, hallways and bedrooms —combining warmth with modern style. Upstairs are two generously sized bedrooms, both featuring built-in wardrobes, with the master bedroom offering a private balcony —perfect spot for morning coffee with the newspaper.

A luxurious bathroom upstairs designed for ultimate relaxation. Downstairs, enjoy a spacious combined family and dining area adjacent to a stunning new kitchen with high-end modern appliances. The laundry is well situated with room for the washing machine and dryer.

The gardens have been beautifully landscaped making a perfect backdrop for the twilight alfresco area where you can enjoy a BBQ with friends or family.

A single garage with drive-through access to the backyard, plus a handy shed for additional storage, and possible option for additional parking in front of the garage . With impeccable attention to detail, this townhouse truly stands out. Whether you are a first-time homebuyer, couple or an investor looking for a top-notch property, this home has everything you need.

Embrace the convenience of urban living with amenities just moments away. A mere two minute stroll leads you the bustling Metro Market, where a plethora of local conveniences awaits, including Drake supermarket, doctor's surgery, pharmacy, cafe, takeaway shops and restaurants.

For those seeking adventure, the massive Harbour Town shopping centre beckons just 1.5 klms from your doorstep, offering a haven for movie enthusiasts, dining out, combined with many leading gold coast retail shops. With the breathtaking Broadwater a mere 750 meters short walk away, endless recreational opportunities from a leisurely stroll along the waterfront to exhilarating water sports.

Whether you are enjoying quiet evenings indoor or entertaining guests in style, this townhouse offers the perfect backdrop for creating lasting memories. Do not miss your chance to experience the pinnacle of urban living in a prime location.

Features:

2 spacious bedrooms with built in robes, renovated kitchen and bathroom.

Large open plan living, family/dining

2 New split Air Conditioner systems, with heating and cooling, in master bedroom 2.5 kw and 4.2kw living area

Well-appointed renovated kitchen with Ariston electric oven and induction cooktop, Bosch Dishwasher integrated into the kitchen. Separate pantry with plenty of cupboards and bench space.

Separate laundry with ample space for the washing machine and dryer.

Linen cupboards in the hallway and ample storage under the stairs

Twilight alfresco area with beautiful backdrops of the renovated gardens

Single lock up garage with drive through access to backyard, possible room for the trailer or jet ski, plus a garden shed attached

Stunning porcelain tiles throughout the kitchen and wet areas, Timber like floorboards in the living areas.

Modern ceiling fans and downlights.

Security screens on all the windows and doors, smoke alarms updated
 Electric hot water, separate toilet upstairs, and additional toilet downstairs
 Pet friendly and very low maintenance gardens.
 Visitor parking, home build 1986 , complex of 16 townhouses.
 Great investment prime location high demand estimated rental of \$640 to \$660 per week.
 L J Hooker can assist with rental property management
 Recent council land rates \$1,310.00 for 6 months, shared water rates \$385.00 for 3 months
 Recent Body corporate fees from \$56pw with paid on time discount (subject to change), which includes full building insurance and sinking fund for complex future needs (Body Corporate disclosure statement available after inspection)

This home is a must see and it is fantastic buying, and we do not expect the property to last. Owner's plans have changed as they go forward, and they want the property sold. Digital furniture has been used in this advert. See you at the open homes or call Paul Ellem or Lina Onorato for more details.

Disclaimer:

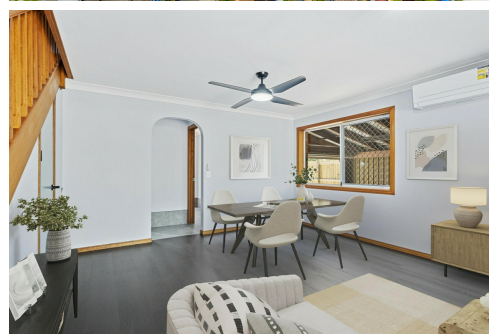
All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	35CMGMK
Property Type	Townhouse
House Size	88 m2
Including	Air Conditioning Toilets (2) Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced

Paul Ellem 0417 488 277
 Sales Specialist | paulellem@ljhteam.com.au
Lina Onorato 0417 488 764
 Sales Specialist | linaonorato@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099
 8 Discovery Drive, HELENSVALE QLD 4212
 pacificpines-helensvale.ljhooker.com.au | admin@ljhteam.com.au





7/10 HOLLYWELL ROAD, BIGGERA WATERS



Internal: 88m² | External: 10m² | Garage: 15m² | Total: 113m²

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.

