



Highland Park, 57/102-104 Alexander Drive

RENOVATED 3BDRM TOWNHOUSE / VACANT AND READY FOR A QUICK SETTLEMENT

A magnificent three-bedroom townhouse located in a highly desirable Highland Park location just walking distance from an incredible array of shops, cafes and restaurants. Within the securely gated complex are some first class resort style facilities for the family to enjoy including a sparkling in ground swimming pool and BBQ area.

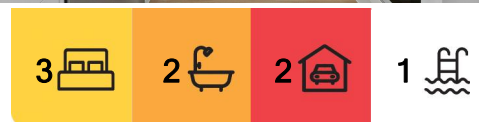
This beautifully renovated property is vacant and will suit any potential buyers needing to settle within a short timeframe. Whether you are a first home buyer looking to enter the market or a seasoned investor we welcome your attendance at the open home and we are certain an inspection of this amazing property will not disappoint!

This Property Also Includes:

- * Three good size bedrooms all with new fans and built in storage provided
- * Master bedroom featuring a walk-in robe and ensuite



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.



For Sale
Offers Over \$725,000

View
ljhooker.com.au/5GWAF41

Contact
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LJ Hooker Nerang
(07) 5581 4422

- * Main bathroom with bathtub and shower installed
- * All new tapware, toilets and fittings installed to both bathrooms
- * Brand new galley style kitchen featuring beautiful stone benches with all new top-quality appliances including a dishwasher, electric touch cooktop and SS range
- * Low maintenance timber look flooring throughout the downstairs section of the townhouse with new carpet to the upstairs bedrooms and staircase
- * Fully fenced rear yard, professionally landscaped for the kids and pets to enjoy
- * Freshly painted throughout internally
- * Split system air conditioning installed to help keep the family comfortable
- * Single lock up garage with internal access to the home provided plus an additional parking space in front of the garage and plenty of visitor parking for your guests throughout the complex
- * Internal laundry downstairs with a separate toilet off the laundry area for added convenience
- * Secure gated complex with on-site management in place
- * Resort-style pool and BBQ facilities for you to use at your leisure

Figures:

Weekly rental appraisal of approximately \$750 - \$800

Body corporate fees approx. \$90 per week

Council rates approx. \$977 per half year

Water Rates approx. \$420 per quarter

Great central Highland park location just minutes from the M1, the local award winning organic butcher, chemist, doctor's surgery and a selection of fantastic cafes and restaurants.

To register your interest in this phenomenal property please contact Michael Folkard from LJ Hooker Gold Coast today!

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 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.



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More About this Property

Property ID	5GWAF41
Property Type	Townhouse
Including	Air Conditioning Pool Built-in-Robes

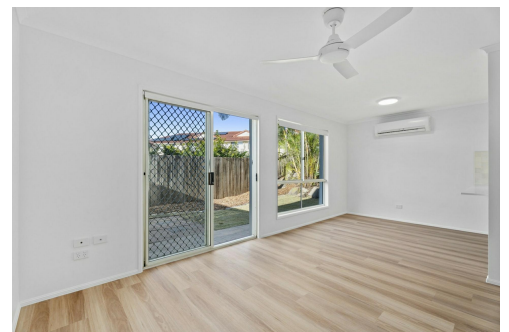
Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhg.com.au

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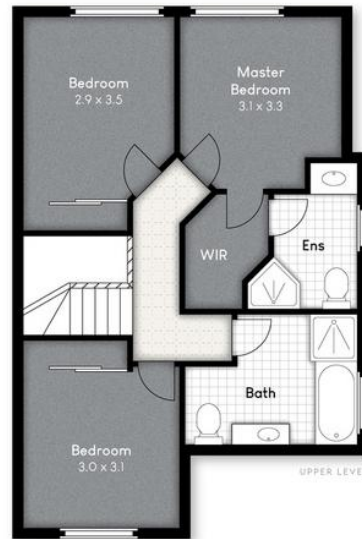
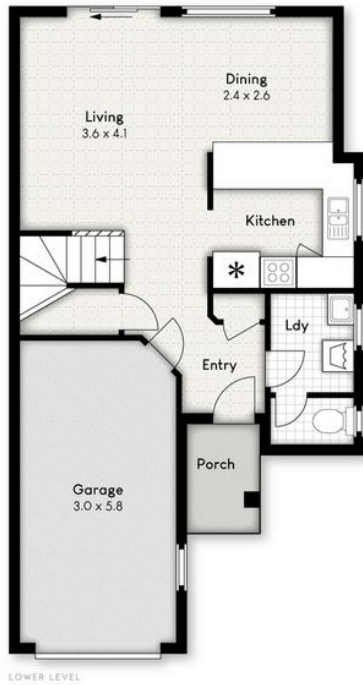
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57/102 ALEXANDER DRIVE, HIGHLAND PARK

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Internal: 119m² | External: 3m² | Total: 122m²

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.

