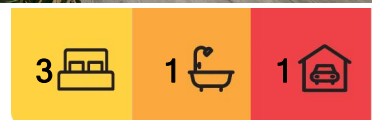


Mudgeeraba, 5/88 Old Coach Road

EASY TO LIVE IN... EASY TO RENT OUT!!!



For Sale
Offers Over \$679,000

View
By Appointment

Contact
Ewan Kerr
0405 107 725
ekerr@ljhgc.com.au

This spacious 3 bedroom townhouse located in a small boutique complex of only 14 properties known as 'Old Coach Lodge North' will impress you with its size and features. Set in a quiet, extremely central location it offers an easy care lifestyle perfect for first home buyers, investors, downsizers or small families seeking low maintenance living. Currently owner occupied so no waiting for a lease to expire allowing for a quick settlement.

Spread across two levels, the ground level features a kitchen, open plan living/dining with air conditioning, updated flooring, covered outdoor entertaining area with fenced yard, single lock up garage, laundry with guest toilet and plenty of storage options. Upstairs you will find a recently renovated bathroom and 3 good sized bedrooms, 2 with balcony access. This complex is tightly held by owner occupiers and investors, so be quick to avoid missing out.



LJ Hooker Nerang
(07) 5581 4422

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.

- 3 bedrooms, 2 with built in robes (master with walk in robe), ceiling fans and air conditioning in master bedroom
- Recently renovated bathroom
- Open plan living/dining with air conditioning
- New flooring
- Single lock up garage with internal access plus another designated car space
- Outdoor entertaining area with fenced yard for children and pets
- Separate laundry with guest toilet
- Rental appraisal approximatly \$650 - \$700 a week
- Pet friendly subject to body corporate approval
- Body corporate fees approximately \$69 a week
- Council rates approximately \$1,025 per 6 months
- Water rates approximately \$500 per 3 months depending on usage

Bus stop conveniently located out the front of the complex and within walking distance to primary schools, daycare, shops, sports fields and local amenities. Mudgeeraba has a unique setting with a well catered village that offers everything you need without having to go to a big shopping centre including weekly markets that offer fresh produce from the community. Some of the Gold Coast's best schools both public and private are only minutes away, approximately 25 minutes to the Gold Coast airport, Robina Town Centre is less than a 10 minute drive, approximately 55 minutes to Brisbane International airport, easy access to the Pacific Motorway, 10 minutes to Robina Hospital, Train Station and the home of the Titans at Cbus Super Stadium. Less than a 20 minute drive from the iconic Gold Coast beaches.

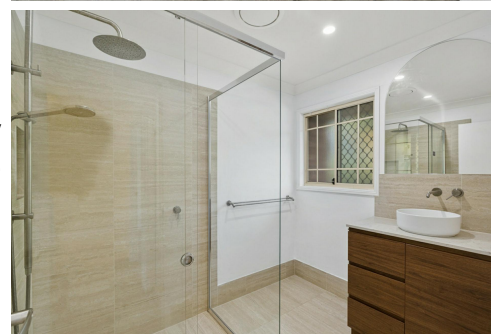
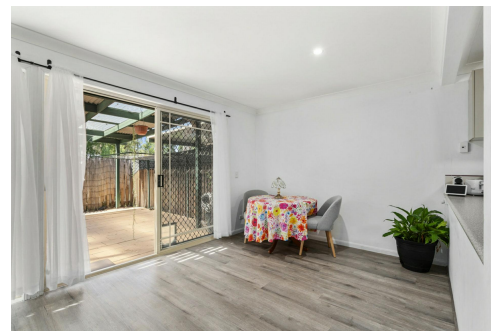
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

More About this Property

Property ID	5GS0F41
Property Type	Townhouse
Including	Outdoor Entertaining Built-in-Robes

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5/88 OLD COACH ROAD, MUDGEERABA

 3  1  1

Internal: 113m² | External: 52m² | Total: 165m²

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.

