



## Mudgeeraba, 8/145 Gemvale Road

### MODERN AND SPACIOUS VILLA WITH BEAUTIFUL GARDENS

Welcome to Summervale Estate, a well-maintained family friendly community located conveniently in the popular Mudgeeraba close to countless amenities.

This double storey, 4-bedroom villa with 2 bathrooms and double garage is positioned in a private enclave at the end of the gated complex with 30 townhouses/villas.

The villa boasts the following features:

Downstairs:

- Beautiful open plan air-conditioned living area opening to a tropical garden setting
- Modern spacious kitchen with ample cupboard space
- Large bedroom with built-in wardrobe and air conditioning
- Powder room and separate laundry
- Ample storage
- Beautiful deck and manicured gardens with fishpond and fountain



**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**

4

2

2

1

**For Sale**

Offers Over \$950,000

**View**

[ljhooker.com.au/AJ15](http://ljhooker.com.au/AJ15)

**Contact**

**Roelien Powell**

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[roelien@ljhgcp.com.au](mailto:roelien@ljhgcp.com.au)

**Craig Smith**

0456 819 627

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**LJ Hooker Mudgeeraba**  
07 5530 6000

- Double garage with remotes and internal access

Upstairs:

- Oversized master bedroom with ensuite, walk-in robe and opening to large, covered balcony
- 2 other double bedrooms with built-ins and air conditioning
- Modern bathroom with bath and separate shower

Other features:

- Water tank
- Ceiling fans
- Solar panels with 1.5kw inverter
- Ducted vacuum system
  
- Body Corporate is approx. \$114.05pw
- Council Rates approx. \$2,050.36pa
- Water Rates approx. \$1,029.30pa (excl. usage) (not shared)
- Rental appraisal approx. \$950-\$1,000pw

Pool, recreation area and manicured grounds in the well looked after Estate. Located just minutes from Robina Town Centre and your choice of well-respected private and public schools. Only a short drive to many of the beautiful beaches Gold Coast has to offer.

For more information contact Roelien Powell on 0420 664 690 or Craig Smith on 0456 819 627.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Amazing GC Properties Pty Ltd ATF Amazing GC Properties Trust 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.

## More About this Property

<b>Property ID</b>	AJ15
<b>Property Type</b>	Villa
<b>House Size</b>	170 m2
<b>Including</b>	Air Conditioning Toilets (2) Alarm Intercom Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### Roelien Powell 0420 664 690

Principal Licensee / Sales Specialist | roelien@ljhgcp.com.au

### Craig Smith 0456 819 627

Sales Specialist | craig@ljhgcp.com.au

### LJ Hooker Mudgeeraba 07 5530 6000

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8/145 GEMVALE ROAD, MUDGEERABA



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Internal: 192m<sup>2</sup> | External: 38m<sup>2</sup> | Total: 230m<sup>2</sup>

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.