



Oxenford, 2/12 Illusion Court

OPPORTUNITY AWAITS —ELEGANT DUPLEX -
FANTASTIC YARD - GREAT INVESTMENT OR HOME
OWNER

UNDER OFFER

Discover your dream home or investment opportunity with this stunning duplex, perfectly situated in the highly sought after area of Oxenford. Designed with meticulous attention to detail, this residence boasts a thoughtfully crafted floor plan that caters to the needs of modern family living.

Please see the attached photos, floor plan and 360 Walk through home Video.

Step inside to find an open-plan living area that seamlessly integrates with a modern beautifully renovated kitchen, featuring elegant stone bench tops, Euro oven, glass electric cooktop, Deko dishwasher, slow close draws and stylish subway tiles and ample workspace, ideal for entertaining guests or enjoying family meals. The spacious family and



For Sale
Offers Over \$700,000

View
ljhooker.com.au/35ARGMK

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LJ Hooker

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LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

dining room offers a warm and inviting atmosphere, perfect for creating lasting memories.

This exquisite home includes three separate bedrooms, each equipped with mirrored wardrobes, ensuring privacy and comfort for all occupants. The two separate alfresco areas at the front and back of the property provide the perfect backdrop for enjoying breakfast in the sun, hosting dinner parties, or simply unwinding in a peaceful setting. Massive yard for the kids and pet friendly.

Freshly carpeted, this duplex is move-in ready. For those hot summer days, you will appreciate the air conditioning in both the master bedroom and family room, keeping you cool and comfortable year-round. The duplex has No body corporate fees, just your normal shared home insurance.

Additional features include a single auto lock-up garage, with gated access, and off-street parking for your trailer. Don't miss out on this exceptional opportunity to own a beautiful home in a prime location. Digital furniture has been used in this advert.

FEATURES:

3 bedrooms with Built in mirror wardrobes.

Bathroom with bath and shower.

Spacious open plan living, family and dining.

Air Conditioner in the family and master bedroom, ceiling fans in all bedrooms.

2 generous size undercover alfresco area at front and back of home.

Renovated kitchen with electric oven, glass cooktop, dishwasher, and stone bench tops.

Separate linen and broom cupboard.

Side access front driveway fence for the trailer.

Garden shed, fully fenced front and backyard with colour-bond fencing giving you total privacy.

Single lock up garage, plus additional driveway carparking.

Solar hot water, security screens on all doors and windows.

Built in 1990

Rental Estimate \$670 to \$690 per week with high demand

LJ Hooker can assist with property management.

Current estimate land rates \$1030.00 for 6 months, water rates \$350.00 for 3 months.

Included in the above water rates is the cost off shared water between the duplexes

No Body Corporate fees just shared building insurance owners advised approx. \$1,100 for each duplex last renewal.

Close to Coles, Pacific Pines Shopping Centre, G-Link & Rail station, Westfield shopping center, M1 Highway, Griffith University, the Gold Coast hospital & Southport CBD, and local schools. A short drive to the Beach, Broadwater, Surfers Paradise, Wet & Wild, Movie World, Dreamworld and other Gold Coast attractions.

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. See you at the open home this weekend or call Paul Ellem or Lina Onorato or for more details.

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More About this Property

Property ID	35ARGMK
Property Type	DuplexSemi-detached
House Size	157 m ²
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Fully Fenced Remote Garage

Paul Ellem 0417 488 277

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2/12 ILLUSION COURT, OXFENFORD

3 1 1

Internal: 97m² | External: 60m² | Total: 157m²

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.

