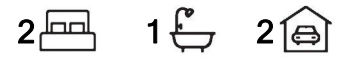




Oxenford, 1/18 Columbia Court

RENOVATED 2 BED + RETREAT/OFFICE WITH SPACIOUS ENTERTAINING AREA & PARK ACCESS



For Sale
CONTACT AGENT

View
ljhooker.com.au/35EXGMK

Contact
Siarne Loeve
0422 609 353
siarne@ljhteam.com.au

Every now and then a property so rare comes on the market it cannot be missed. This completely private home, positioned at the end of a cul-de-sac, with only one neighbour (no properties in front of, behind or to the right of the property) is an incredibly rare find and just one of the many great features this home offers.

Double gated side access with an additional space for 2 large vehicles to park under cover also set it apart from the rest. Having previously undergone a full renovation, the hard work has been done for you and the configuration of the floor plan offers additional space and functionality —simply move right in! 2 bed + retreat/office surrounded by lush parklands will surely exceed your expectations and be the perfect tranquil oasis you've been longing for. Do not miss this opportunity to see this property!

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.

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

The property:

- *North-West aspect
- *Spacious tiled open plan living area with reverse cycle a/c and ceiling fans
- *Updated kitchen with ample bench space, an abundance of storage, island breakfast bar, new dishwasher & stainless-steel appliances
- *Dining space that flows seamlessly onto the extra large undercover entertaining space
- *King size bedroom 1 with ceiling fan, B/I/R and new reverse cycle a/c
- *Double sized bedroom 2 with ceiling fans & B/I/R
- *Potential 3rd bedroom or 2 bed plus additional rumpus/ office/ retreat —the space is there & the choice is yours!
- *Modern bathroom with shower, bath & separate toilet
- *Double gated side access with room for a small caravan, boats, trailers
- *Fully fenced yard
- *Low maintenance established gardens
- *Plenty of room for children and pets to play
- *Dual driveways with 2 designated under cover parking spots
- *Separate European style laundry
- *Solar hot water
- *End of cul-de-sac, positioned next to Gold Coast City parklands
- *Garden shed
- *Newly repainted roof
- *Curtains & blinds throughout
- *Security screens throughout
- *Compliant smoke alarms + certificate
- *A much-loved owner occupied home
- *A well thought out functional floor plan in a fantastic cul-de-sac position

The Complex + outgoings:

- **Boutique complex of only 14 villas predominately owner occupied
- *Pet friendly (subject to BC approval)
- *Visitor parking in complex
- *Low Body Corp approx *\$36 per week
- *No easement on properties exclusive use area —plans for a pool, no problems!
- *GCCC Rates \$1057 6 monthly
- *Water \$373 last quarter
- *Current rental appraisal \$660-\$680 p/w

Location:

- *Central location with the M1 highway (north & southbound) only a 2-minute drive away
- *Bus stop 350m walking distance (on Studio Drive)
- *Helensvale train & tram station 5 minutes away
- *Helensvale Westfield shopping centre only 5 minutes away
- *Famous Gold Coast attractions such as Wet and Wild, Dream World, Movie World, Top Golf & Outback Spectacular approx. 5 mins away
- *15 minute drive to the Gold Coast's glistening Broadwater
- *15 minute drive to Gold Coast University Hospital & Griffith University
- *25 minutes to Surfers Paradise beaches
- *45 minutes to Brisbane CBD

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*30 minutes to Gold Coast Airport

*Approx 25 mins to Tamborine Mountain Gallery Walk

*Approx 30 Mins to Witches Falls Winery

Schools within close proximity:

*Oxenford state School

*Gaven State School

*Jubilee Primary School

*Pacific Pines State School

*Helensvale State High

This property offer more than meets the eye and must be seen to fully appreciate all it has to offer. Contact Siarne Loeve today to discuss your viewing options!

*Please note some images may not be current and may include digitally staged items

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More About this Property

Property ID	35EXGMK
Property Type	Villa
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

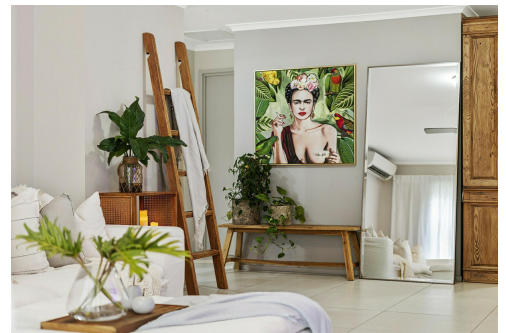
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Internal 86m² | Outdoor Entertaining 29m² | Total Lot Size 344m²

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