

1/19 Mallard Avenue, Paradise Point

RARE WATERSIDE DUPLEX WITH POOL!

Discover the perfect blend of lifestyle and location with this beautifully presented property. 1/19 Mallard Ave is all about easy living in one of the Gold Coast's most desirable seaside communities!

Your lifestyle:

- " Like to socialise? The vibrant village cafés & restaurants are just a short stroll away.
- Being on the water your thing? You're only 400m from the Esplanade boat ramp, with direct access into the Coomera River.
- Looking for a healthy lifestyle? Just moments from the Broadwater and waterfront parklands where you can walk & unwind with a view.
- A homebody? Enjoy relaxing at home in the spa, on your patio or taking a dip in your private pool.

The property:

- Freestanding duplex - NO Body Corporate
- Spacious tiled open plan living area flooded with natural light
- Fitted with gorgeous French doors, reverse cycle a/c's and ceiling fans
- Updated kitchen with breakfast bar, dishwasher & stainless-steel

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.

2 1 2

FOR SALE

Buyers Above \$929,000

AGENTS

Siarne Loeve
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Mark Worthington
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AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

LJ Hooker

- appliances
- In door/ outdoor flow with extra-large undercover alfresco wrapping around the whole property
- Sparking in ground pool
- Private courtyard with spa
- King size bedroom with ceiling fan & B/I/R, looking out to your pool
- Double sized 2nd bedroom with ceiling fan & B/I/R
- Modern bathroom with shower & separate toilet
- Fully fenced, secure yard
- Low maintenance property on a perfectly flat lot
- Single lock up garage plus undercover parking on driveway
- Separate laundry
- Retractable fly screens & security screens throughout
- A much-loved, well maintained owner occupied home
- Plenty of room for children and pets to play either at the property or 100m walk to golden sands
- Compliant smoke alarms + certificate
- " 3.2 kw solar system + 3.3kw inverter, helps to keep the bills down
- " No Body Corporate —shared building insurance \$1621 annually
- No easements
- GCCC Rates \$1172 6 monthly
- Water \$326 last quarter

Location:

- " 200m to Broadwater beach
- 700m walk along the beachfront to Paradise Point Café & dining Hub
- 13 Min walk to Paradise Point Bowls Club
- Boat ramp access to Broadwater and seaway
- Bus stop less than a minutes walking distance
- Runaway Bay shopping centre only 7 minutes away
- 15 minute drive to Gold Coast University Hospital & Griffith University
- 24 minutes to the Gold Coast beaches
- 53 minutes to Brisbane CBD
- 45 minutes to Gold Coast Airport
- distances & times re Google maps

Schooling:

Schools within close proximity:

- Coombabah State School
- St Francis Xavier School
- A B Paterson College

This property offers more than meets the eye, deceiving from the front, you'll find yourself stepping into a real hidden gem! Building and pest report available to any interested parties after an inspection - Contact Siarne Loeve or Mark Worthington today to discuss your viewing options!

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MORE DETAILS

Property ID 35NBGMK
Property Type DuplexSemi-detached

Siarne Loeve 0422 609 353

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Mark Worthington 0411 874 168

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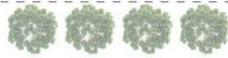
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(Not In Position)



(Not In Position)



1/19 Mallard Avenue **PARADISE POINT**

2 | 1 | 1 | 174m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.