

1/9 Nankeen Avenue, Paradise Point

## Your Own Seaside Slice of Paradise with Every Option and No Body Corporate Fee

Viewing by appointment only, contact Calvin for your ideal inspection time.

Nestled in one of Paradise Point's most sought after 'Duck Streets' this low-maintenance, oversized property is more than just another residence.

With a huge 280sqm internal floor plan, 30 solar panels on the roof and beachfront each end of the street, this high-end duplex accommodates the true Gold Coast Lifestyle.

### Property Features:

- King-sized master bedroom with ducted air-conditioning and modern ceiling fan, accompanied by the master dressing-room, his & her double shower ensuite and vanity with a separate toilet for convenience.
- Over-size second bedroom includes its own private balcony perfect for afternoon relaxing, hidden by customised curtains, ducted air-conditioning, modern ceiling fan and personal Foxtel

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### FOR SALE

Offers Over \$1,799,000

### VIEW

By Appointment

### AGENTS

Calvin Olivier  
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calvin.olivier@ljhooker.com.au

### AGENCY

LJ Hooker Paradise Point  
(07) 5564 1414

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**

- port for Sports TV
- Third bedroom perfectly lit through plantation shutters by natural light, includes a mirrored built-in wardrobe, ducted air-conditioning and modern ceiling fan
- Fourth room downstairs is the perfect office but could also make a great fourth bedroom
- Gorgeous family bathroom with large free-standing bath, easy access waterproof shower, modern toilet and large vanity with included storage
- The perfect kitchen with new Bosch dishwasher, thick stone bench tops, island kitchen sink, breakfast bar, huge fridge cavity, garden view stove top accompanied by a modern and large oven surrounded by ample storage and bench space
- Open plan living and dining made for comfort with three ducted air-conditioning ports, modern ceiling fan and sliding out-door access secured by security screens and customised curtains
- The ideal laundry with large sink, long stone bench top, wash & dryer cavity plus ample cupboard storage
- Downstairs powder room for convenience
- Outdoor tiled entertaining area, ideal for sharing with family and friends, sheltered from weather and accompanied by another beautifully appointed and stained deck, which also includes an external ceiling fan for comfort
- Double automatic lock-up garage
- 13.2kw Solar Panel System will provide you with more than enough free electricity

This perfect home is just a short walk from the Broadwater, boat harbour and boat ramp, multiple parks and the Paradise Point Village with its award winning cafes, restaurants, shops, and health practices. A bus stop is at the end of street, and it is just a brief cycle/drive to multiple local schools. A perfect blend of lifestyle and convenience.

To have your chance to secure this ideal property or to find out more, contact Exclusive Sales Agent Calvin Olivier on 0484 065 409 now.

## MORE DETAILS

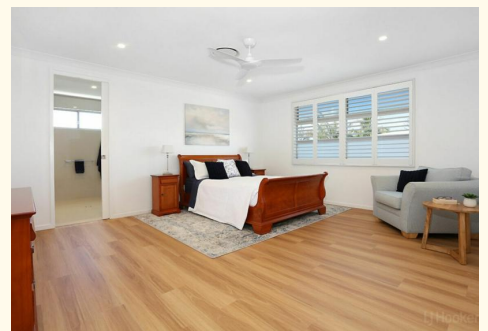
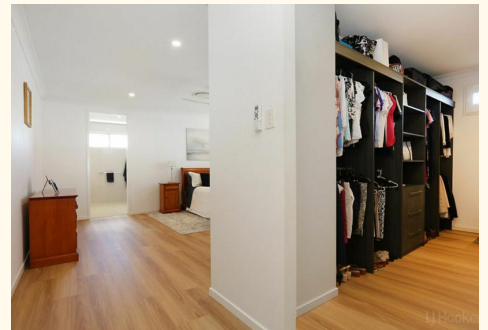
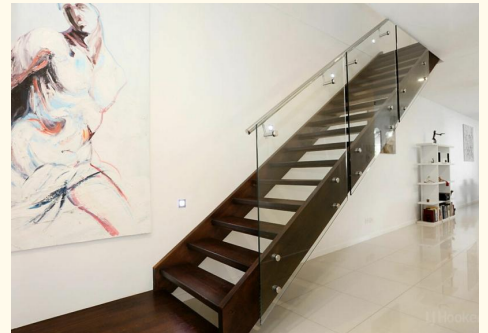
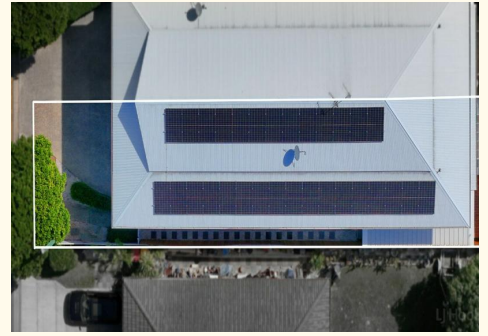
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Property Type	DuplexSemi-detached
Including	Ensuite Air Conditioning Built-in-Robes Solar Panels

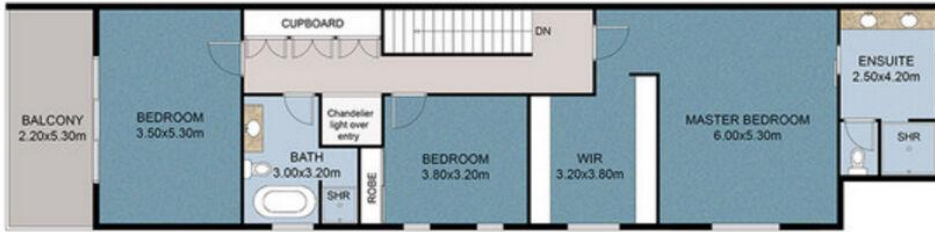
### Calvin Olivier 0484 065 409

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### LJ Hooker Paradise Point (07) 5564 1414

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FIRST FLOOR PLAN



**LJ Hooker**  
Paradise Point

1 / 9 Nankeen Avenue  
Paradise Point

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Residence Size...approx... 280 m<sup>2</sup>  
Outdoor Areas ...approx... 44 m<sup>2</sup>  
Land Size ...approx... 253 m<sup>2</sup>



GROUND FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Vision image gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

