

## Parkwood, 12 Alcott Court

### Pristine Parkwood Paradise

Welcome to 12 Alcott Court, a stunning family entertainer perched in the heart of the booming suburb of Parkwood.

Thoughtfully designed to make use of every inch of space, providing a sunny and welcoming atmosphere that instantly makes you feel at home. From the moment you step through the front door, you'll be impressed by the unparalleled blend of modern comfort and family entertaining.

Boasting four bedrooms, two bathrooms and all of the amenities you could dream of. The modern kitchen is equipped with stainless steel appliances, ample storage, and sleek countertops, making it a budding chef's delight.

Venture outside via the timber bi-folds to discover the true essence of luxury living. The expansive deck offers an ideal setting for outdoor gatherings and al fresco dining, while the

4

2

5

**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/Z9UF4K](http://ljhooker.com.au/Z9UF4K)

**Contact**  
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**(07) 5591 5222**

adjoining pool provides a refreshing escape on warm summer days.

Featuring:

- 4 large bedrooms, all with built ins. Master with ensuite and walk in robe
- Ceiling fans throughout and air conditioning in the living area
- Separate lounge area
- Spacious dining area off kitchen that flows out to the covered deck
- Built in bar (bar fridge excluded)
- Modern bathrooms. Main with bath and floating vanity
- Covered side/carport access with gate, perfect for parking a boat or caravan
- 5kw solar system with 26 panels
- Large double garage
- Unbeatable location —quick, walking access to the G:Link, close to schools, shops, Griffith University, Gold Coast University Hospital and Smith Street Motorway —bringing the whole coast to your doorstep.
- GCCC Rates and water of approximately \$3,000 combined
- 2000L water tank

The owners are ready to hand the keys over to this remarkable home, for the new owners to bask in the many years of enjoyment 12 Alcott is sure to offer. For more information, please contact Alex on 0411 510 099.

## More About this Property

<b>Property ID</b>	Z9UF4K
<b>Property Type</b>	House
<b>Land Area</b>	758 m <sup>2</sup>
<b>Including</b>	Dishwasher

**Alex McCormack 0411 510 099**

Principal/Licensee | amccormack.southport@ljhooker.com.au

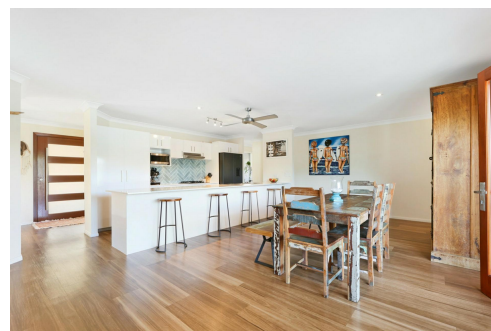
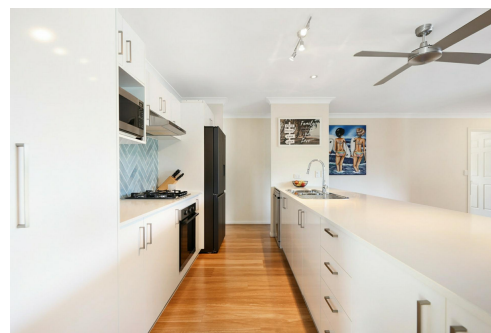
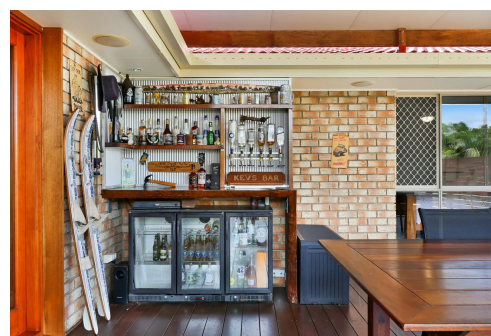
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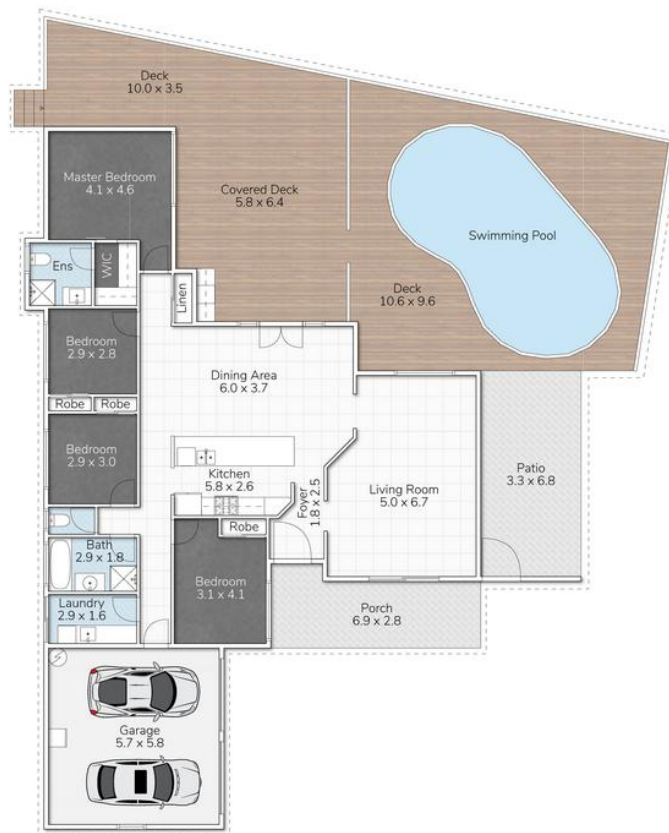
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## 12 ALCOTT COURT, PARKWOOD

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.



INTERNAL AREA:	187M <sup>2</sup>	
EXTERNAL AREA:	151M <sup>2</sup>	
TOTAL AREA:	338M <sup>2</sup>	
		
4	2	2