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'Position, Price and Potential'



4  2  2  726m<sup>2</sup>

# Property Overview

## "Position, Price and Potential"

Located in prime position, at the beginning of the highly sought after Collins Crescent, this property has a near perfect north to rear perspective.

Situated on a sizeable 726m<sup>2</sup> block, and boasting four spacious bedrooms, two bathrooms and double car accommodation, this home offers plenty of room for the growing family.

The Master Bedroom flaunts a walk-in robe, twin-vanity en-suite and private outdoor retreat.

At the heart of this home is a large kitchen showcasing gas cooking and quality stone benchtops, overlooking your many versatile spaces.

As you progress through the main house, you will notice that the open plan design provides a seamless flow between your lounge, family, and dining areas. With tiled floors, the house is bright and airy, adding further appeal.

Your undercover alfresco patio offers endless options for entertaining family and friends or simply, kicking back and relaxing. This private space overlooks a substantial garden that has been set up to reduce the maintenance. At a closer glance, you will notice tropical fruit trees including mangoes, lemons, apples, and mulberries as well as your own vegetable garden.

A separate building to the rear of the block currently serves as a workshop but has untapped potential as a granny-flat or separate accommodation.

For the eco-conscious and budget-friendly buyers alike, the 13.2 kWh solar system will be of great appeal; while significantly reducing your electricity bills. While the built-in air conditioning, alarm system and fencing provide for easy living.

Located within walking distance to several great private and public schools, Pindara Hospital, stores and a bus-stop; the position is hard to beat. A short drive will see you arrive at major shopping precincts, world-class golf courses, the Gold Coast Botanic Garden or Home of the Arts Theatre and the world-renowned Surfers Paradise beach.

With position, price and potential, this is the home you've been waiting for!



View as advertised or by appointment  
Auction: On site | Saturday, 19th Feb 2022 at 11:00 am





"Private & Secure"



"Family & Friends"



"Sleep Easy"



"Cook and Overlook"





"Live, Laugh, Love"



"Prime Location"

SURFERS PARADISE BEACH

HOTA

Q1 SKYPOINT

GOLD COAST

NERANG RIVER

3 COLLINS CRESCENT







## Property Specifications

- Positioned on a Generous 726m<sup>2</sup> Block
- Centrally Located in Sought After Benowa
- Near Perfect, North to Rear Perspective
- Fully Fenced Property with Gate-house
- Undercover Alfresco Patio
- Low Maintenance Garden
- Double Car Garage Accommodation
- 13.2 kWh Solar System
- Security System
- Air Conditioning in Main Living and Main Bedroom
- Beautiful High Ceilings
- Vibrant Tiled Floors throughout the Home
- Installed Ceiling Fans throughout the Home
- Four Spacious Bedrooms and Two Bathrooms
- Master Bedroom Flaunts a Walk-In Robe, Twin-Vanity En-Suite and Private Outdoor Retreat
- Large Kitchen with Gas Cooking and Stone Benchtops
- Two Separate Living Rooms
- Open Plan Entertaining Area
- Separate Shed, with Potential to Convert into a Granny Flat
- Access to Great Schools and Pindara Medical Precinct
- Short Drive to Pacific Fair and Surfers Paradise Beach

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## Seller's Insights

"The position of this property is remarkable. It is a highly sought after street with amazing convenience to everything the Gold Coast has to offer."

"The land size really appealed to us. In addition, it is all usable and provides plenty of room for gardens, outdoor entertaining or for the kids to kick a ball around."

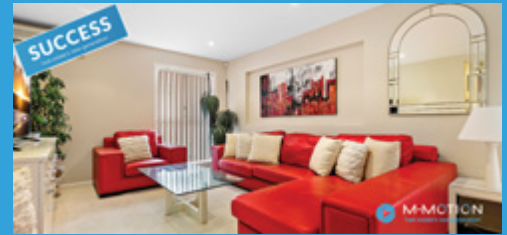
"This is a very safe, secure and private home. The walls, gatehouse and high fencing look great, but they also have a very practical purpose for the modern family."



## Market Analysis

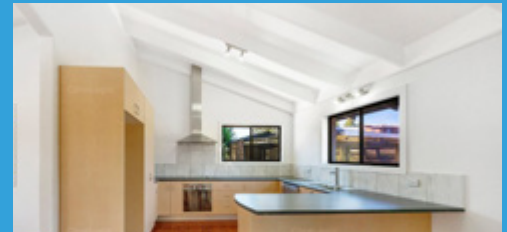
57 Bamboo Ave, Bundall

Price: \$1,350,000  
Traded: 11 Dec 2021  
Size: 551m<sup>2</sup>  
4 bed, 2 bath, 4 car



2 Tomanbil Terrace, Ashmore

Price: \$985,000  
Traded: 17 Nov 2021  
Size: 850m<sup>2</sup>  
4 bed, 3 bath, 3 car



8 Teak Place, Ashmore

Price: \$1,150,000  
Traded: 22 Oct 2021  
Size: 798m<sup>2</sup>  
4 bed, 3 bath, 2 car



142 Campbell Street, Bundall

Price: \$1,375,000  
Traded: 30 Nov 2021  
Size: 736m<sup>2</sup>  
3 bed, 2 bath, 2 car



17 Edinburgh Road, Benowa

Price: \$1,250,000  
Traded: 19 Sept 2021  
Size: 711m<sup>2</sup>  
4 bed, 2 bath, 2 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

"Grow with the flow"

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## Suburb Profile

Benowa is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, making it a mere five kilometres from the beach.

A popular choice for families and couples, Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and several private and public schools.

There are three distinct areas which make up Benowa: established Benowa on the northern side of Ashmore Road, Benowa Hills on the rising slopes west of Benowa Road, and the secluded exclusive neighbourhood of Benowa Waters which is to the south of Lake Capabella.

Benowa is home to the Gold Coast City's Regional Botanic Gardens; consisting of 31 spectacular hectares with parks, natural billabongs, children's playground, BBQs and dog off-leash areas.

Settlement of Benowa dates from the late 1860s, when the land was primarily used to grow sugar cane, collect timber and general farming. Population was minimal until the 1970s. Significant development occurred from 1976, with rapid growth during the late 1970s and 1980s. Gradual growth continued from the early 1990s, as new dwellings continued to be added to the area.

Benowa is named from an Aboriginal word meaning "red bloodwood tree".





'Real Estate's New Generation'



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