



# M-MOTION

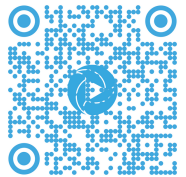
'Real Estate's New Generation'



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'CHARACTER, CHARM & CONVENIENCE'



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102/53 Old Coach Road, Tallai

# Property Overview

## 'CHARACTER, CHARM & CONVENIENCE'

Located in one of the most highly sought after Estates in Tallai, 102/53 Old Coach Road combines character, charm and convenience.

Nestled in a secluded pocket within 'Sovereign Gardens', Villa 102 radiates a comforting, 'homely' feel that you and yours will appreciate.

Having recently undergone renovations, your new home flaunts a delightful newly installed kitchen, and plenty of bright and airy space to entertain family and friends, or relax and put to rest a busy day... Here, life will be easy!


A well-appointed master bedroom and spacious second bedroom are beautifully complimented by a completely remodelled bathroom.

The outdoor entertaining, and bonus front courtyard, means there's room for all to appreciate the tranquil, leafy green surrounds.

Beyond the walls of this neat home, 'Sovereign Gardens' also offers a well-maintained pool and BBQ area, among other facilities.

Whether you are a retiree, an investor, a young family or a newlywed couple... this home will cater to many a needs for years to come!

Your new home awaits... We look forward to seeing you right here, very soon!



View as advertised or by appointment  
Auction: On site | Saturday, 1st July 2023 at 10:30am



"Home Sweet Home"



"Cook & Overlook"



"Family & Friends"



"Sleep Easy"



"Splash into Summer"

"Your Retreat"

102/53 Old Coach Road

## Property Specifications

- 📍 Located in the 'Sovereign Gardens Villas' Estate
- 📍 Nestled in the Highly Sought After, Tallai
- 📍 Situated on a Low Maintenance Block
- 📍 East Facing, Capturing Morning Sunshine
- 📍 Private and Secure Home
- 📍 Newly Completed Renovations & Painting
- 📍 Security Screens Throughout
- 📍 Beautiful Spanish Tiles
- 📍 Built-In Air Conditioning
- 📍 Bright & Airy Open-Plan Living Area
- 📍 Chic, Modern Kitchen Recently Installed
- 📍 Spacious Master Bedroom with Built-In-Robe
- 📍 Second Large Bedroom with Double Windows
- 📍 Completely Re-Designed Bathroom
- 📍 Front Courtyard Perfect for a Morning Coffee. Equipped with Clothes Line & Hose
- 📍 Fully Fenced Outdoor Entertaining Area at Rear of Home
- 📍 Included Carport, Plus Access to Visitor Parking
- 📍 Swimming Pool & BBQ Area Located in the Estate
- 📍 Opposite Mudgeeraba State School. Minutes to Robina Town Centre, Hospitals & a Host of Other Amenities
- 📍 Convenient Bus Stop in Very Close Proximity
- 📍 Low Body Corporate - Approx. \$60 a Week

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## Seller's Insights

"This home was renovated with the view to being here long term. Everything was done properly and to a high standard. You will always sense a good energy in this house."

"Sitting out on the patio in the morning, soaking in the sunshine and sipping on a cup of coffee is a great start to your day. It will become part of your daily ritual."

"Being at the Eastern side of the complex adds to your privacy and you will enjoy lovely breezes in summer time. This area is also so convenient to everything you will ever need. Life is good here!"

# Market Analysis

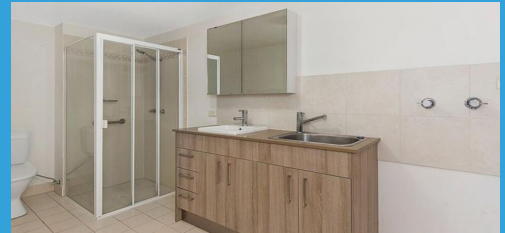
123/53 Old Coach Road, Tallai

Price: \$430,000  
Traded: 18 Oct 22  
2 bed, 1 bath, 1 car



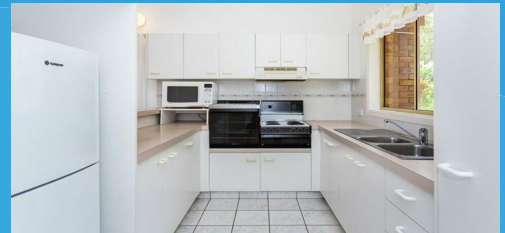
121/53 Old Coach Road, Tallai

Price: \$450,000  
Traded: 7 Mar 23  
2 bed, 1 bath, 1 car



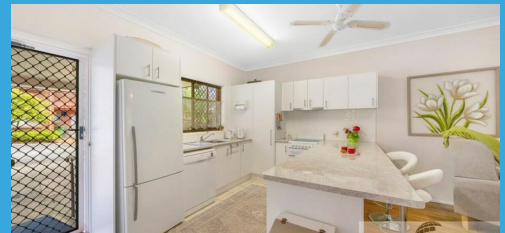
80/37 Old Coach Road, Tallai

Price: \$502,000  
Traded: 28 Nov 22  
2 bed, 2 bath, 1 car



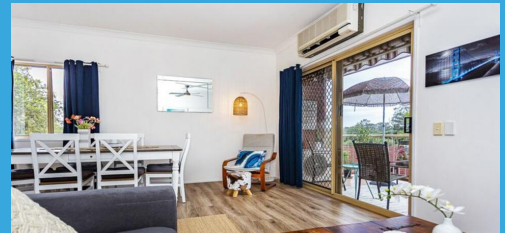
103/53 Old Coach Road, Tallai

Price: \$430,000  
Traded: 9 Nov 21  
2 bed, 1 bath, 1 car



112/53 Old Coach Road, Tallai

Price: \$520,000  
Traded: 17 Jan 23  
2 bed, 2 bath, 1 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.





## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.



102/53 Old Coach Road

"Private and Secure"

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## Suburb Profile

Tallai is well known for its Hinterland exclusivity, with sprawling acreage and multi-million dollar homes. Boasting stunning panoramic views overlooking the entire Gold Coast, it is easy to understand why locals love Tallai.

Residents of this premier suburb relish in the peace and quiet away from the hustle and bustle, without sacrificing the convenience of being within close proximity that all the Gold Coast has to offer.

Situated just minutes away from the Gold Coast's abundant attractions, including easy access to the M1 Motorway, residents can effortlessly journey North to Brisbane, East to picturesque sandy beaches, and South to the Gold Coast Airport and New South Wales.

For a delightful family outing, the Mudgeeraba Show Grounds offer a perfect destination. With an array of local events, shows, and even horse riding opportunities at your fingertips, there is something for everyone to enjoy.

Adding to its allure, Tallai is surrounded by some of Queensland's finest schools, making it an ideal haven for growing families and nature enthusiasts alike.

In every aspect, Tallai truly encompasses the epitome of a well-rounded community.





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