RE/MAX PROPERTY CENTRE

SALE



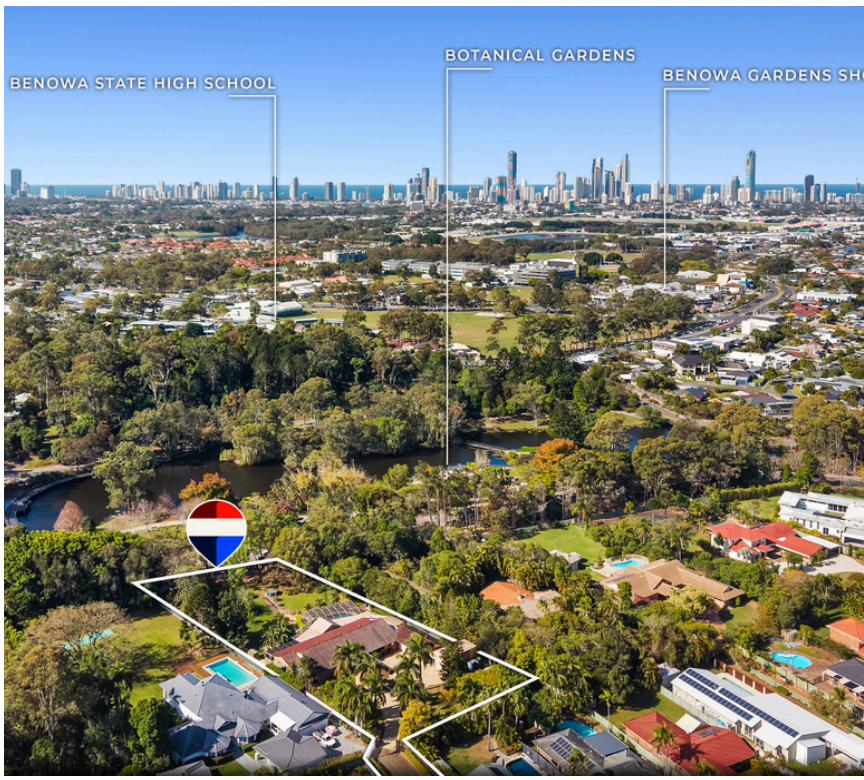
69 Marbella Drive, Benowa 4217

RE/MAX PROPERTY CENTRE













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RE/MAX PROPERTY CENTRE



69 Marbella Drive Benowa QLD 4217

Renovate. Reimagine. Rebuild. The choice is yours.

For the new owner, this is a genuine blank canvas. Transform the substantial existing residence into your own style, undertake a major renovation, or explore the opportunity to start again and create your ultimate dream home or private estate on an exceptionally rare parcel of inner-city land.

Adding to its uniqueness is private gated access directly to the Gold Coast Regional Botanic Gardens, creating an incredible extension to the lifestyle on offer.

First time offered for sale in over 23 years this property has many highlights -

· Massive 4,079m² parcel - just over one acre of exceptionally rare inner-city land*
· Private and impressive gated entrance with electric gates
· Direct access to the Gold Coast Regional Botanic Gardens
· Established grounds providing exceptional privacy, space and potential
· Huge open-plan formal living area flowing to the outdoor entertaining area
· Separate formal dining space
· Family room with fireplace and feature brick wall opening to the outdoor living and pool area
· Large family kitchen with oversized oven, gas cooktop and walk-in pantry
· Casual meals area with feature bay window overlooking the pool
· Massive covered and fully screened outdoor entertaining area
· Huge family-sized laundry
· Ducted air conditioning and ceiling fans
· Triple lock-up garage with extensive extra storage
· Extra-high motorhome garage
· Large tiled family swimming pool
· Multiple water tanks, garden shed and waterfall feature

4 Bed | 3 Bath | 4+ Car

SALE: $3,500,000

Year Built: 1988

Aspect: North Facing Backyard

Land size:
4,079m^{2}*

House size:
Internal 319m^{2}* External 250m^{2}* - Total 569m^{2}*

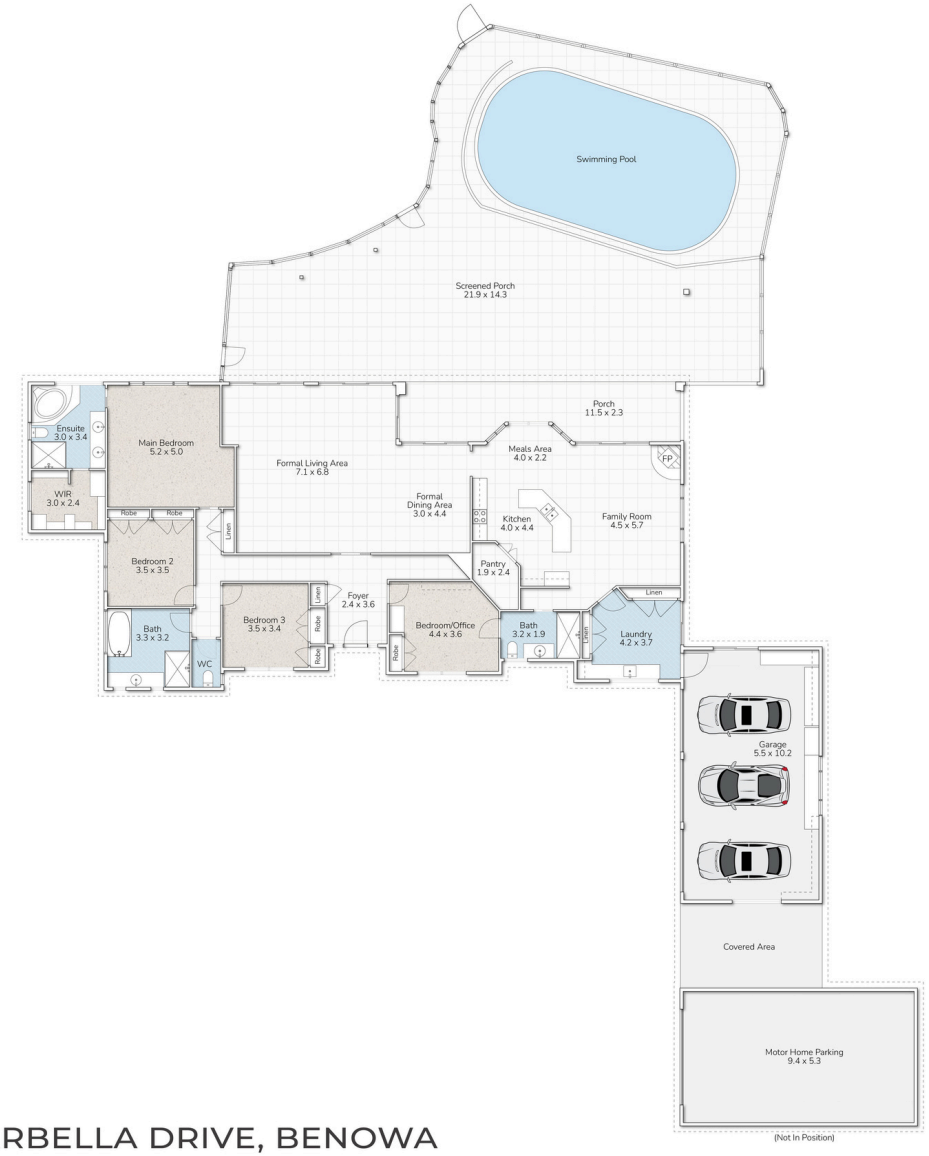
Council Rates: Approx $2,551.62 per 6 months*
Water Rates: Approx $298.30 per 3 months *

Rental Appraisal:
$1500 - $1700 per week with some work*

Scan the QR Code for additional information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735





69 MARBELLA DRIVE, BENOWA

4 Bed | 3 Bath | 4+ Car

Internal 319m² | External 250m² | Total 569m²

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.

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