

48 RAINBOW DRIVE | MUDGEERABA



3

BED

2

BATH

2

CARS

A PLACE TO CALL HOME

AGENT: Sam Westaway  0404 901 465



**first
national**
REAL ESTATE

| On The Coast

**A COMFORTING FAMILY HOME WITH AN ENTERTAINERS
DECK THAT SETS IT ABOVE THE REST**



WELCOME

On behalf of our vendors and First National On The Coast, we would like to welcome you to our open home.

We conduct our open houses in a way that is non-intrusive to allow you to take your time to look in detail without being pestered by an agent.

When you are ready, feel free to approach me with any questions. Whether you are researching the area for the purpose of buying or selling, we're here to assist you.

Please let us know if you are interested in the home, or if you would like a copy of the sale contract, we can email this to you today.

It is important to note that we are currently running at over a 90% clearance rate for the last 12 month, so it is imperative that you inform us of your interest to allow us to keep you constantly informed on how the sale of this property is progressing. We don't want you to miss out.

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THE SAM WESTAWAY TEAM
We Put You First

WHY THE GOLD COAST

The Gold Coast offers a work-life balance unachievable in most of the world's major cities. The proximity of our professional environment to stunning beaches and lush rainforests enables a truly enviable lifestyle. Our natural environment is an extraordinary asset and an integral part of our local identity and culture with 57 kilometres of coastline, 260 kilometres of navigable waterways, more than 2000 parks covering approximately 21,000 hectares and 100,000 hectares of world heritage-listed rainforests. In real estate, they say "location, location, location" – and from North to South, you can't go wrong on the Gold Coast.

Welcoming close to 12 million visitors each year, the Gold Coast is full of attractions and things to do. As Australia's premier tourist destination, the city offers a vibrant mix of shopping, accommodation, theme parks, restaurants, entertainment and events, along with an abundance of natural attractions. Why travel here when you could live the lifestyle 24/7?

The Gold Coast has developed into a diverse, cosmopolitan, forward-thinking city with a future full of promise. As host city for the Commonwealth Games in 2018, the Gold Coast is embracing transformative civic projects like never before, with more than \$13.5 billion in major infrastructure projects planned or underway set to change the face of our city in a way that is distinctly our own.

This, combined with our unparalleled natural assets, is projected to lead the Coast's property market towards substantial capital growth. Whether you are looking to invest, or searching for a place to call home, you can't go wrong with the Gold Coast.

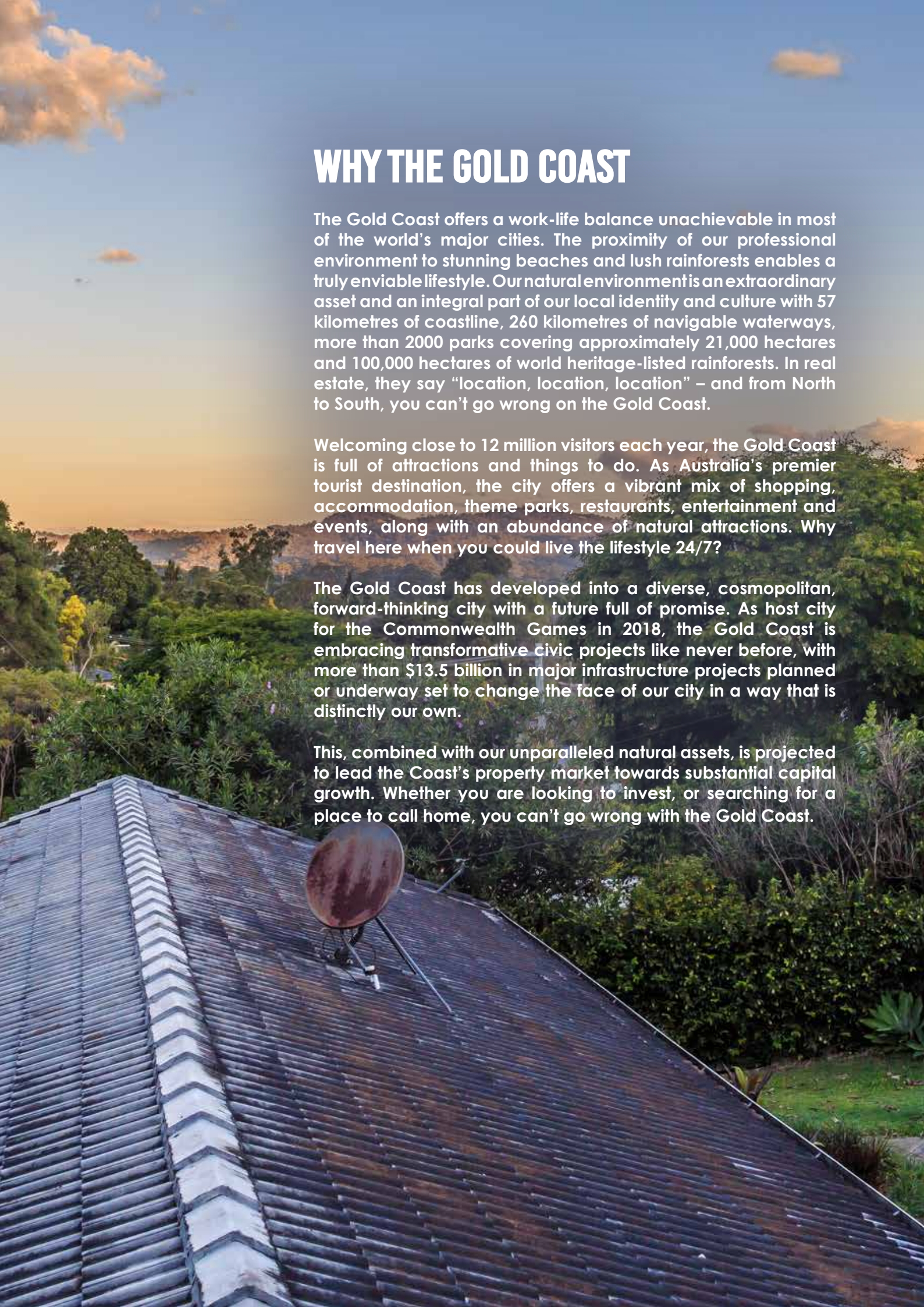
PURCHASING DETAILS

SOLICITOR PAUL DENT LAWYERS
(07) 5594 3373
(07) 5594 3371
jenny@pauldent.com.au

SOLICITOR QC LAW
KIM OLDROYD
(07) 5657 1927
k.oldroyd@qclaw.com.au

MORTGAGE BROKER UPROSPER - KIRSTY GRAY
0422 417 108
kirsty.gray@uprosper.com.au
www.uprosper.com.au

BUILDING AND PEST INSPECTOR PREMIER BUILDING REPORTS
Scott Hayes
0412 855 160



FEATURES AT A GLANCE



ABOUT THIS HOME

As soon as you walk through the door you are met with a sense of comfort. It simply feels like a nice place to be. The home enjoys three great size bedrooms and functional kitchen that overlooks the separate living and dining areas which both seamlessly flow to the grand entertainers deck which can (and should be) put to use day or night, rain or shine. Whether it's for your morning coffee, a Sunday BBQ with friends or a Christmas lunch with the entire family, you will never run out of room and it will always be where you, and everyone else, will want to be.

- Enormous covered deck (116m2!!!!) with built in bar perfect for all year round living and entertaining
- An elevated position with peaceful views
- Kitchen overlooks both the interior and exterior living space
- Large air conditioned master bedroom with contemporary ensuite
- Both separate lounge and dining areas flow seamlessly to the entertainer's deck
- Low maintenance front courtyard and patio with access to the deck
- Huge grassy fenced backyard with additional under house storage space
- Marine grade security screens on windows and doors with universal locks
- Split system remote control air-conditioning system and high ceilings
- Colorbond and rendered perimeter fencing

When buying a property there are usually two key aspects a home is graded upon, the house itself and where it is located. 48 Rainbow Drive gets an A+ for both. Perfectly positioned within one of Mudgeeraba's most sought after streets, the home is moments to numerous local amenities, public transport, the M1, schools and shopping precincts. You can enjoy the peaceful and quiet surrounds whilst being just moments from every convenience you could ask for.

WHAT THE SELLERS LOVE ABOUT THE HOME

- The massive entertainers deck (they spend just as much time outdoors than in)
- That both indoor living spaces flow outdoors
- The great sized yet low maintenance yard
- The convenience of the location (shops/ Schools/M1)
- The quiet and private leafy surrounds

LAND SIZE	695 m ²
RENTAL APPRAISAL	\$480-\$520 per week
WATER RATES	\$1,458 pa approx
COUNCIL RATES	\$1,375 pa approx
YEAR BUILT	1985

WORDS THAT DESCRIBE THIS PROPERTY

ENTERTAINER

INDOOR/OUTDOOR

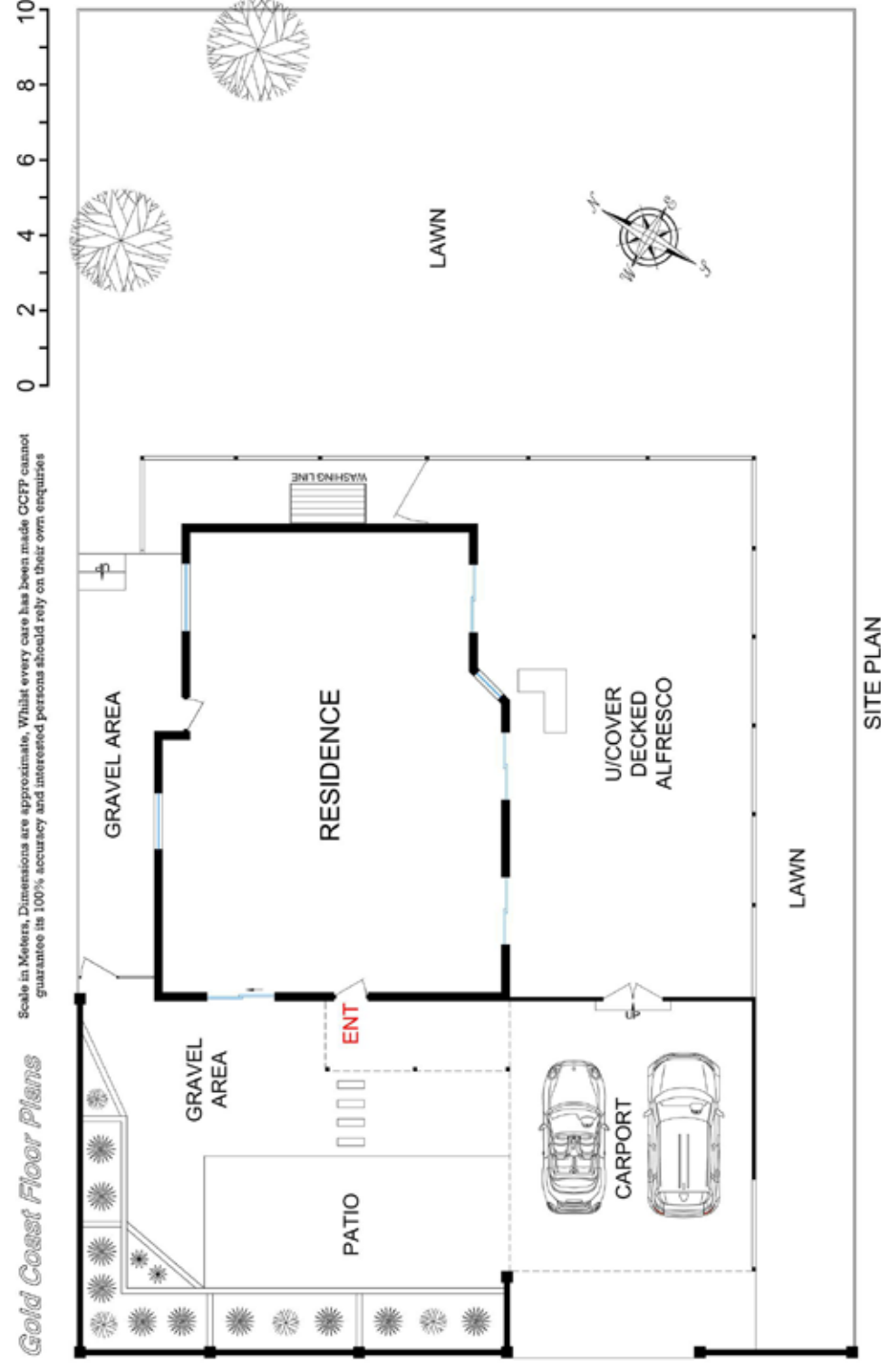
CONVENIENCE

PRIVATE

PICTURESQUE

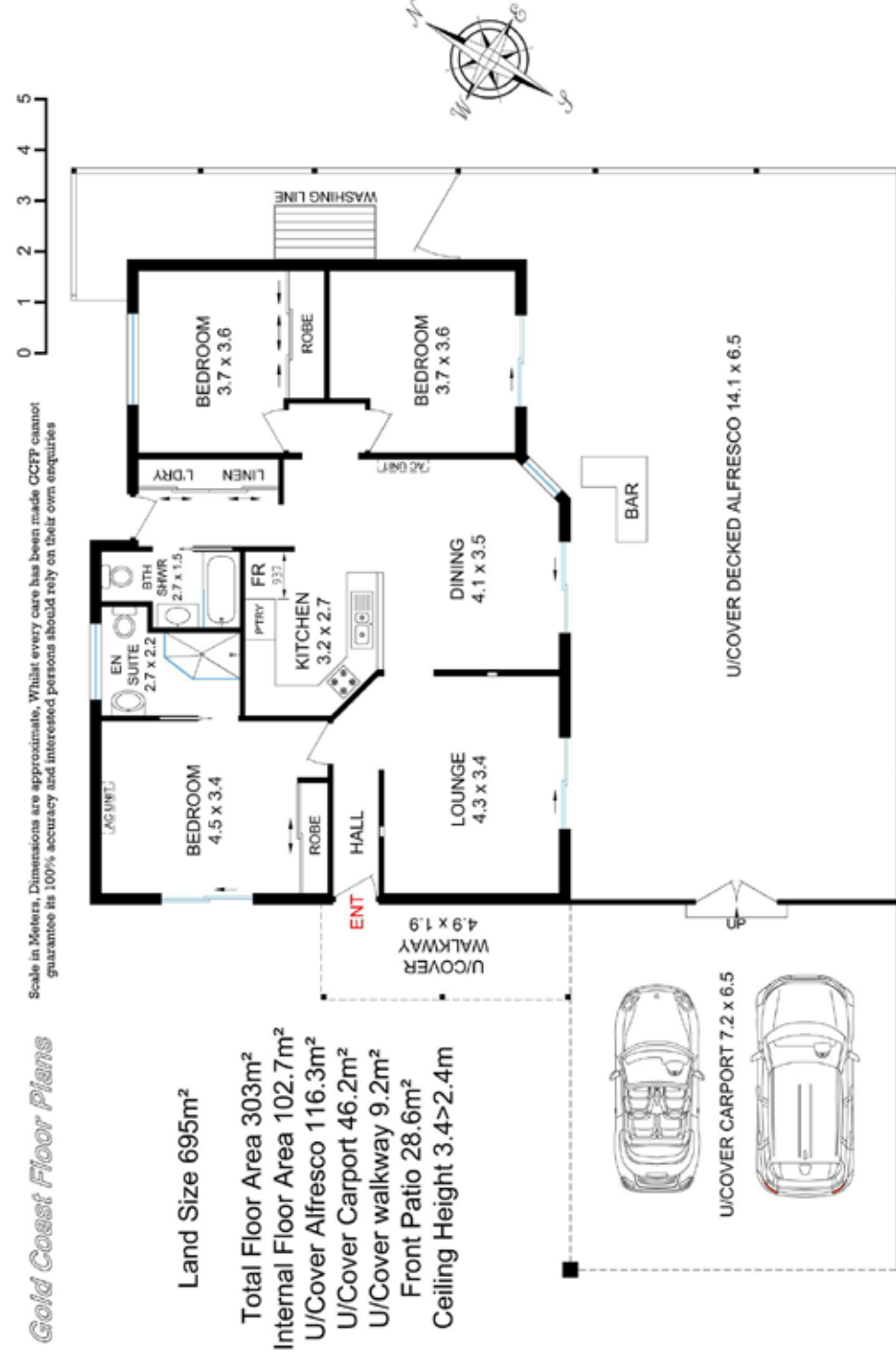
FAMILY FRIENDLY

SITE PLAN

Land Size 695m²

48 RAINBOW DRIVE, MUDGEERABA 4213

FLOOR PLAN



48 RAINBOW DRIVE, MUDGEERABA 4213

PROPERTY INCLUSIONS

HOUSE

- Enormous secured covered deck with sky lights and down lights, perfect for all year round living and entertaining
- Kitchen overlooks both interior and exterior living space
- Both separate lounge and dining areas flow seamlessly to the entertainers deck
- Built in timber couches/daybeds with storage space in lounge room
- Very low maintenance front courtyard and patio with feature pebbling, concreted entertaining area and rendered garden beds
- Front courtyard can adjoin the deck through double doors in the carport – maximising outdoor entertaining space
- Huge grassy fenced backyard with additional under house storage space
- Coded security lock on front door
- Marine grade security screens on windows and doors with universal locks
- Feature skirting and door architrave throughout
- Down lighting throughout the home
- Split system remote control air-conditioning system and high ceilings
- Colorbond and rendered perimeter fencing

DECK

- A huge living and entertaining space - approximately 116m² of covered decking
- Takes full advantage of its elevated position – capturing the stunning view over the treetops to the hinterland
- Built in bar with seating area, storage space and room for bar fridge
- Skylights and feature lights throughout ceiling
- Provides access to carport and also rear of the property
- Secure and lockable gate to keep children and pets safe
- Large undercover clothes line on the side of the deck

KITCHEN

- Stylish pendant lighting
- Large black granite bench top with ample cooking and preparation space
- Pantry with power point for microwave storage
- Built in wine rack
- Omega gas 4 burner cook top
- Omega gas oven
- Stainless steel range hood
- Whirlpool Dishwasher
- Filtered tap
- Telephone/internet port
- Skylight with adjustable blind

MASTER BEDROOM

- Timber sliding louvers
- High-end durable carpet
- Built in wardrobe with mirror sliding doors
- Split system remote control air-conditioning system

- Wall mounted TV stand and TV port
- Telephone/internet port
- Front courtyard access

ENSUITE

- Large glass framed walk in shower
- Adjustable/ removable shower head
- Heat lighting and extraction fan
- Large contemporary sink with 2 Pack cabinetry
- Designer floor to ceiling tiles

SECOND BEDROOM

- Large built in wardrobe with ample storage and hanging space
- Designer block out blinds
- High-end durable carpet
- Remote control light / 3 speed fan

THIRD BEDROOM

- Balcony / deck access
- Designer block out blinds
- High-end durable carpet
- Remote control light/ 3 speed fan
- Room for study area

MAIN BATHROOM

- Bath with glass framed shower
- Extraction fan and down lighting
- Modern vanity with 2 Pack cabinetry
- Designer floor to ceiling tiles

CAR ACCOMMODATION

- Double under cover carport
- Provides covered access to front door and double doors to deck
- Access to the side of the house via carport

CLOSE TO ME

PUBLIC TRANSPORT

- 0.2m - Bus lines 748
- 3.2km - Robina Train Station

LOCAL AMENITIES

- 2.0km - Mudgeeraba Showground
- 2.6km - The Glades Gold Club
- 3.2km - Robina Hospital
- 3.9km - Cbus Super Stadium

SCHOOLS

- 0.6km - Mudgeeraba State School
- 2.4km - Mudgeeraba Creek State School
- 3.1km - Robina State High School
- 3.3km - Somerset College
- 3.7km - Clover Hill State School
- 5.6km - King's Christian College

SHOPPING CENTRES

- 1.4km - Mudgeeraba Market Shopping Centre
- 1.5km - Bell Central Shopping Centre
- 3.3km - Worongary Village Shopping Centre
- 4.0km - Robina Town Centre

PURCHASING STEPS

STEP 1: PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

- Full names including any middle names of all parties to be listed on the contract
- The deposit amount (maximum 10% of purchase price) and the method in which you will pay (eg: electronic transfer)
- The name of your chosen conveyancer (can be decided later)
- Name and contract details of your lending institution (if required)
- Determine if your contract will be subject to any conditions
- Determine what your settlement terms will be

STEP 2: DECIDE IF YOU ARE GOING TO OBTAIN A BUILDING AND PEST REPORT

Before purchasing any property (in particular a stand along home) most buyers will elect to obtain and independent Pest and Building report from a qualified inspector. Please note that this report is a complete list of defects on the home and is very different to the feature brochure received by our agency. The purpose of this report, is to uncover any major structural defects or serious termite activity in the home. Most buyers are shocked with the report they receive on any property as it can very easily be misinterpreted, e.g. “the home is 34 years old and there is some cracked tiles and some of the kitchen cabinetry is jamming” This is very typical for a home of this age and is a maintenance issue rather than a major structural defect, the point to remember here is that all homes at one time or another require maintenance, and this is known as capital improvement.

STEP 3: CONFIRM YOUR TIMEFRAMES FOR YOUR TERMS AND CONDITIONS

- Building & Pest Inspection (standard term – 7 days from contract date)
- Finance (standard term – 14 days from contract date)

STEP 4: NOTIFY YOUR LENDING INSTITUTE OF YOUR PURCHASE DETAILS (IF REQUIRED)

It is advised that a pre- approval of finance from your lending institute should be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if you lending institution request a valuation by a registered property valuer. This is normal practise of lending institutions, and serves as confirmation of the agreed sale price. Ensure that your lending institute has factored in stamp duty & mortgage insurance calculations into your loan.

STEP 5: MEET WITH THE AGENT TO MAKE A FORMAL OFFER

Once you have decided on the terms of your offer, it is important to make your offer formal by way of stipulating your terms on contract. Remember, a verbal offer is only worth the paper it is written on and may not be taken seriously by the vendor.

STEP 6: NEGOTIATING A PURCHASE

Once your offer has been presented to the vendor, both parties will need to negotiate until an acceptable price has been found and each party is happy. It is important you have done your research so your offer reflects the comparable market evidence in the area.

IN SUMMERY

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of my team with questions that you may have.

We are available to assist you.

SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	AREA	SOLD DATE	SOLD PRICE
1	7 Rainbow Drive, Mudgeeraba	3	1	2	800m ²	23 May 17	\$519,000
2	44 Moonbeam Parade, Mudgeeraba	3	2	1	818m ²	1 May 17	\$539,000
3	23 Moonbeam Parade, Mudgeeraba	4	1	2	942m ²	9 June 17	\$547,500
4	5 Universe Court, Mudgeeraba	3	1	2	1,061m ²	30 May 17	\$555,000
5	6 Douma Drive, Mudgeeraba	3	2	2	658m ²	10 April 17	\$565,000
6	3 Rainbow Drive, Mudgeeraba	4	2	2	800m ²	21 Dec 16	\$575,000



The above has been furnished to us by the Vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

NOTES:

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