

Property Information

From the owners of
63 Mountain Ash Drive, Mountain Creek



Configuration	4 Bed + 2 Bath + 2 Car + Pool
Land & Property Size	Land: 700sqm Property: 264qm
Rates	The rates are approximately \$2,532.82 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$875.00 to \$950.00 per week.
What first attracted you to this home?	We loved the open-plan living area, the generous bedroom sizes and the convenience of having access from the garage into the home. The location, being close to the beach and shopping, was also something that was very important to us.
What is the construction of the property and roof?	Property: Brick Veneer Roof: Tiled
When was the home built and who was the builder?	The property was built in 1999 by Beachstyle Homes.
Why are you selling?	We're now looking to downsize and move into a Lifestyle Resort.
Inclusions to stay	Blinds and curtains throughout, bench and shelving in the shed, plus pool equipment including the Dolphin automatic pool cleaner.
Any cooling or heating?	Ducted air-conditioning and ceiling fans throughout the home.

DISCLAIMER: The information contained in this fact sheet is provided by the seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.

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School catchments	Mountain Creek State School – Prep to Year 6 Mountain Creek State High School – Year 7 to Year 12
Closest public transport	Bus Stop: Glenfields Bvd (near Lacebark St)
Have you completed any renovations or additions?	During our ownership, we've completed the following improvements: <ul style="list-style-type: none">• Interior and exterior repaint• Kitchen replaced, including new flooring• Blinds and curtains replaced throughout the home• Ensuite shower screen replaced, tap fittings and shower heads updated, and new toilets installed (2016)• Roof repointed and repainted (2020)• Magnesium pool installed with new surrounding tiles (2021)• 6m x 3m Colourbond shed installed (2021)
Any other benefits?	<ul style="list-style-type: none">• 3KW solar system installed• Close proximity to the beach, shopping centres, the golf course and Goodlife Health Centre• Short commute to SCUH• Situated in a quiet neighbourhood, with local shopping along Karawatha Drive• Comfortable layout offering great separation of living areas, while still providing a spacious central family zone.