

# 1/6 Jessica Court, Arundel, Qld 4214



## Duplex/Semi-detached For Sale

Friday, 1 March 2024

1/6 Jessica Court, Arundel, Qld 4214

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Nora Jovani  
0412736525

## Offers Over \$639,000

Single level duplex situated in a cul-de-sac street in a very sought after location in the heart of Arundel. Owner occupier selling for the first time after 23 years only due to relocating. Whether you are a first home buyer, downsizing or an investor this property is not to miss. This neat and tidy duplex includes:- Open space living and dining room with air conditioning- Modern kitchen with dishwasher and ample storage - 2 great size bedrooms with built in wardrobes- 1 Modern bathroom with separate powder room- Separate laundry- Single garage with internal access, can be converted to a third bedroom- Good size private garden - Fully covered and secured outdoor alfresco - Low maintenance fully fenced private yard great for kids and pets - Potential side access - Plenty of street parking- Shared building insurance only- Solar system - ensuring energy efficiency- Rent potential up to \$580pw This cosy duplex is located in a prime position! Walking distance to Griffith University and the Gold Coast Hospital, local shops and public transport and approx 15 minutes to the Broadwater. For all inquiries and inspections contact the exclusive agent Nora Jovani 0412 736 525! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.