

**1102/2 Gentian Drive, Arundel, Qld 4214**



**Sold Townhouse**

Thursday, 10 August 2023

1102/2 Gentian Drive, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 150 m2**

**Type: Townhouse**



Sanjay Agarwal  
0755732077

**\$500,000**

Don't Miss Out on This Opportunity Register to bid = <https://auctionslive.com/app/bidder-registration/VQjK1> This extraordinary townhouse offers an incredible value proposition, boasting remarkable amenities, top-notch security, and a highly convenient location rarely found at such an affordable price point. Discover the wonders of this fabulous 3-bedroom, 2.5-bathroom townhouse, providing an ideal blend of comfortable and spacious living within a superb complex. The main living area seamlessly flows into the adjoining dining space, creating a generously sized communal area thoughtfully designed to accommodate the demands of family life. The well-appointed kitchen comes complete with electric cooking appliances, ample storage, and a dishwasher. The complex itself offers outstanding resort-style facilities, including a sparkling pool, BBQ area, and an expansive main pool. Additionally, there is a well-equipped gym and a children's playground within the estate - an exceptional array of amenities that are hard to come by in a townhouse complex. Ideally positioned in the magnificent Gold Coast locale, this residence presents a budget-friendly opportunity to enjoy resort-style living. Notable features include:- Three spacious bedrooms with built-in robes- Master bedroom with ensuite and balcony- Additional bathroom and a separate toilet- Main bathroom featuring a bathtub- Split system air-conditioning- Ceiling fans in each bedroom- Split system for the downstairs living area- Well-appointed kitchen with a dishwasher- Separate laundry with a toilet and storage space, additional storage under the stairs- Single lock-up garage with internal access & one additional car space - Private rear garden- Fantastic in-ground pool within the complex- Gated secure entry, CCTV surveillance, and on-site management Location: Proximity to:- 750m to Harbour Town Medical Center, Pharmacy, Petrol Station & Lakeside Country Club Golf Course- 1.6km to A.B. Paterson College- 3.3km to Arundel State School- 3.4km to Coombabah High School- 3.8km to Harbour Town Factory Shopping Outlet & Movie Cinemas- 3km to Helensvale Train Station & Westfield Helensvale Shopping Centre- 4km to M1- 4km to Helensvale State School- 6.5km to Gold Coast University Hospital, Griffith University, Broadwater & Helensvale High School- 12km to Surfing Beaches Situated within walking distance to the picturesque Lakeside area, featuring a 9-hole golf course, and a short stroll to A.B. Paterson College renowned for its excellent academic, arts, music, and sporting programs. The property also offers easy access to outstanding primary and high schools. The nearby Arundel Hills Country Club golf course boasts fabulous club facilities. A short drive will take you to Westfield Shopping Town and Helensvale Train Station, while Harbour Town offers a fantastic selection of outlet stores. Major theme parks and pristine beaches are just 6.5 km away. The area also provides an abundance of park reserves, walkways, bike tracks, and playgrounds. Commuting to Brisbane is a breeze with rapid access to the M1 motorway. Currently tenanted at \$550 per week (lease until 19/02/24) Rental Appraisal \$640-\$650 per week GCCC rates - approximately \$1,044 per half-year Water rates - approximately \$439 per quarter Body Corp - approximately \$104 per week Please call Sanjay on 0416 737 593 and secure this opportunity. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All inspections will be conducted adhering to COVID-19 Social Distancing Guidelines and Ray White's no-contact policy. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Upper Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing