

13 Katie Court, Arundel, Qld 4214



House For Sale

Tuesday, 9 April 2024

13 Katie Court, Arundel, Qld 4214

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 446 m2

Type: House



Nicole Carter
0755707000



Angelique Ray
0449633715

EXPRESSIONS OF INTEREST

Nestled in the serene neighbourhood of Arundel, this two-story residence epitomizes modern living. Situated on a quiet street, this four bedroom home will appeal to the astute buyer and investors alike. Step inside to discover an inviting space adorned with natural light and airy ambiance, with an open plan layout this home makes a great entertainer. Situated on a convenient low maintenance 446m² block, there is even room for a pool, perfect Gold Coast living. Main Features Include:

- Four well-appointed bedrooms, all with built-in wardrobes, ceilings, fans, floors carpeted with ambient lighting.
- Master Suite opens onto your own private covered deck including split system aircon for comfort, ceiling fan, ambient lighting, walk in robe, ensuite bathroom with single vanity, built in shower and toilet.
- Ample space upstairs, room for a small office set up or sitting area.
- Large downstairs living room area, ambient lighting with pull across blinds, security screens and air conditioning for comfort.
- Spacious kitchen with ample storage space, breakfast bar and electric cooktop.
- Main bathroom inclusive of a built-in bathtub, single vanity and built in shower, separate toilet
- The downstairs powder room inclusive of single vanity and separate toilet.
- Laundry with outdoor access and ample storage space.
- Double automatic lock up garage, internal access and room for cars on spacious driveway.
- Low maintenance gardens for simple living, garden shed and a generous outdoor patio
- 2002 Build, currently tenanted for \$725 per week until July 2024

This family home is situated in a highly desired pocket of Arundel, with close proximity to local schools, shops, hospitals, university and transport, contact us today to arrange an inspection. Contact us today for an inspection.

Disclaimer: All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to McGrath by third parties. Consequently, McGrath is unable to definitively attest to the listed information's accuracy. McGrath does not accept any liability (indirect or direct) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits arising out of or in any way connect with the use or dissemination of any information, or any error, omission, or defect present within the information as appearing on the Website. Information appearing on the Website should not be relied upon and you should attend to your own personal enquiries and seek legal advice (where required) with respect to any property on the Website. Please also note, the prices displayed on the Website are current at the time of issue but are subject to change.